

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
APRIL 12, 2018 at 5:30 P.M.
AUDITORIUM**

1. Roll Call

Board Members

Robert Donaldson

Amy Haney, Vice Chairman

David Maniet

David Robar, Chairman

John Waddell

Others

Alex Harnocz, Planner, Board Secretary

Michael Molinski, Building Commissioner, City Architect

2. Approve the minutes of the March 8, 2018 meeting

A motion was made by Mr. Robar, seconded by Ms. Waddell to **APPROVE** the minutes of the March 8, 2018 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The following statement is read prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. Anyone else wishing to address the board from the public is asked to follow the same procedure, when public comment is opened for each project.

Items 19 and 21 were Summary Approved at the pre-review meeting on April 5, 2018. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

19. Docket No. 04-48-18

**15526 Madison Avenue
Goodkind Coffee**

() Approve

() Deny

() Defer

Zach Tesler

Goodkind LLC

213 Charles Street

South Amherst, Ohio 44001

Applicant proposes additional storefront signage for an existing business, including a blade sign and second window decal.
(Page 137)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

21. Docket No. 04-41-18

**18817 Detroit Avenue
Milo & Me**

() Approve

() Deny

() Defer

Jessica Smith

Milo & Me

1348 Bonnieview Avenue

Applicant proposes a window decal for a new business. (Page 152)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS

**ARCHITECTURAL BOARD OF REVIEW
REOPEN FOR MODIFICATIONS**

4.	Docket No. 12-122-16	C	12108 Madison Avenue Liliana Bridal House
	() Approve		Juan Vergara
	() Deny		Liliana Bridal House
	() Defer		12108 Madison Avenue Lakewood, Ohio 44107

Applicant proposes modifications for a front fence and gate that were approved by ABR at its December 8, 2016 meeting. This item was deferred from the March meeting. (Page 5)

Juan Vergara, Liliana Bridal House, applicant was present to explain the request.

The Board suggested a cap on the brick wall. The gate would be open and closed manually. Business was conducted by appointment only; there would be no issue with parking. Questions were asked about enclosing the dumpster with the same wood material used for the wall, height of the wood wall, thickness of the brick wall.

Public comment was closed. City administration asked about the front plantings.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- Slat wall would be turned to cover front of dumpster (same material as wall).
- Stone cap (at least 2" thick) on the brick wall.
- Hardy shrubs (1" caliper minimum) in landscaped area.

All of the members voting yea, the motion passed.

Items 5 and 6 are called together, same property and applicant.

BOARD OF BUILDING STANDARDS

5.	Docket No. 02-15-18-B	C	16200 Madison Avenue Northland Plaza
	() Approve		Sal Russo
	() Deny		Russo Real Estate Madison, LLC
	() Defer		2460 Fairmount Boulevard, Suite 311 Cleveland Heights, Ohio 44106

Applicant proposes a new monument street sign as the former pylon sign was destroyed, pursuant to section 1329.09(c)(3) – Maximum Area and Number Permitted, Ground signs. This item was deferred from the February and March meetings. (Page 11)

Mr. Harnocz asked the application be withdrawn for consideration as there had been no communication from the applicant (Docket No. 02-15-18-B and Docket No. 02-15-18-S). No further action was required by the Board.

SIGN REVIEW

6. Docket No. 02-15-18-S

C 16200 Madison Avenue
Northland Plaza

- () Approve
- () Deny
- () Defer

Sal Russo
Russo Real Estate Madison, LLC
2460 Fairmount Boulevard, Suite 311
Cleveland Heights, Ohio 44106

Applicant proposes new signage. This item was deferred from the February and March meetings. (Page 11)

Mr. Harnocz asked that the application be withdrawn for consideration as there had been no communication from the applicant (Docket No. 02-15-18-B and Docket No. 02-15-18-S). No further action was required by the Board.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

7. Docket No. 04-35-18

R 2089 Wyandotte Avenue

- () Approve
- () Deny
- () Defer

Chris Blue
SIXMO, Inc.
28045 Clemens Road, Suite D
Westlake, Ohio 44145

Applicant requests a variance to the required 6', 8" stairway headroom clearance, pursuant to Article XIV, Section 2 of Lakewood's Codified Ordinances. (Page 13)

Chris Blue, SIXMO, Inc., applicant and Tyler Lombard, property owner were present to explain the request.

The Board members asked for the dimensions of the landing, said the area was "tight" with the 4' back wall, inquired about light in the stairwell/hall, expressed concerns about safety in case of an emergency, the addition of a dormer or a shed roof/eyebrow shed.

Public comment was closed. City administration said this project had more issues than most 3rd floor renovations; it did not comply with Ohio residential codes. Hazardous conditions would prevail for emergency personnel and situations.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **DENY** the request for a variance as presented. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

8. Docket No. 04-36-18

R 1375, 1379, 1391 Fry Avenue
Mews at Rockport

- () Approve
- () Deny
- () Defer

William Sanderson
Knez Homes, Inc.
7555 Fredle Drive, Suite 210
Concord, Ohio 44077

Applicant requests the review and approval of a planned development for the construction of nine townhouse style units. (Page 20)

Mr. Harnocz said the applicant was seeking preliminary approval of a new planned development with a zoning change for the three parcels. The Planning Commission heard the proposal at its April 4th meeting; approval was granted with five conditions, one of which pertained to ABR's review of the ingress/egress of Unit 5.

William Sanderson and Hanna Cohen Plesnel were present to explain the request.

Conversation ensued about the landscaping plants, setbacks, incohesiveness of the of the columns/railings/porch elements.

Public comment was closed. City administration supported the revisions and was satisfied with the level of detail presented for preliminary approval.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the preliminary planned development. All of the members voting yea, the motion passed.

9. **Docket No. 04-37-18**

R 16613 Hilliard Road

- ☐ Approve
- ☐ Deny
- ☐ Defer

Preston Buchtel
Preston C. Buchtel Design + Planning + Construction
721 College Avenue
Cleveland, Ohio 44113

Applicant proposes the replacement of a two-story porch; the second floor porch would be expanded to match the length of the first floor porch. (Page 49)

Preston Buchtel, Design + Planning + Construction, applicant was present to explain the request.

The Board liked the revisions. Public comment was closed. City administration supported the application

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

10. **Docket No. 04-39-18**

R 1630 Lewis Drive

- ☐ Approve
- ☐ Deny
- ☐ Defer

Charles G. Eiben
1630 Lewis Drive
Lakewood, Ohio 44107

Applicant proposes a new front porch and dining room expansion to an existing home. (Page 60)

Mr. Harnocz advised the Board of the applicant's request to withdraw the application. No further action was required by the Board.

12. **Docket No. 04-38-18**

C 1609 Lakewood Avenue

- ☐ Approve
- ☐ Deny
- ☐ Defer

Dan Hurst
Hurst Design Build Remodel
6909 Engle Road, Suite 1
Middleburg Heights, Ohio 44130

Applicant proposes the rebuild of the first and second floor porches. (Page 87)

Tami Graf, representative for Hurst Design Build Remodel, applicant was present to explain the request.

The Board liked the submission. Public comment was closed. City administration supported the request.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

11. **Docket No. 04-40-18**

R 1057 Parkside Drive

- () Approve
- () Deny
- () Defer

Andy Henley
Hen-House LLC
3221 Kreighbaum Avenue, NW
Uniontown, Ohio 44685

Applicant proposes the construction of a new front porch on an existing home. (Page 78)

Drew Senney, property owner was present to explain the request.

There was discussion among the Board, applicant and administrative staff about different issues such as the number of risers, railing height, use of planter boxes to define the edges in lieu of a railing system, deck/patio height, distance between the spindles, the fact it resembled a back deck rather than a patio. The project was before the Board of Zoning Appeals on April 21st regarding the building setback.

Public comment was closed. Administrative staff felt the project needed refinement, suggested a deferral to await the BZA's decision as it would have an impact upon the design.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the May 10, 2018 meeting. All of the members voting yea, the motion passed.

13. **Docket No. 04-42-18**

**C 11868 Clifton Boulevard
Fry Overlook**

- () Approve
- () Deny
- () Defer

Michael Priore
Windsor Realty & Management Inc.
1169 Bassett Road
Westlake, Ohio 44145

Applicant proposes the installation of a wood gazebo, arched arbor with fencing, concrete pad and ornamental landscaping. (Page 108)

Mr. Harnocz stated the item was withdrawn administratively, as upon further administrative review it was determined to be a landscaping element which did not require ABR approval. No further action was required by the Board.

14. **Docket No. 04-43-18**

**C 12030 Lake Avenue
Alexander LLC**

- () Approve
- () Deny
- () Defer

Michael Priore
Windsor Realty & Management Inc.
1169 Bassett Road
Westlake, Ohio 44145

Applicant requests the installation of wood gazebo, fencing and landscaping. (Page 112)

Mr. Harnocz stated the item was withdrawn administratively, as upon further administrative review it was determined to be a landscaping element which did not require ABR approval. No further action was required by the Board.

SIGN REVIEW

15. **Docket No. 04-44-18**

**14601 Detroit Avenue
Cleveland Clinic Lakewood Hospital**

- () Approve
- () Deny

Bob Kunzen
Brilliant Electric Sign Co.

() Defer

4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes the installation of one new internally illuminated ground sign and three non-illuminated directional signs. (Page 117)

Bryan Wahl, Brilliant Electric Sign Co., applicant was present to explain the request.

The Board inquired about color of the metal, sign illumination, if there was a need to add "Cleveland Clinic" to the directional signs, position of the signs in relationship to the building.

Public comment was closed. City administration said it was a nice design; however, it was noted that two of the signs were within the public right-of-way. Applicant was advised that this encroachment would have to be approved by the Administration.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

16. **Docket No. 04-45-18**

14811 Detroit Avenue
Boost Mobile

() Approve
() Deny
() Defer

Aldo Dure
BNext Awnings & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the installation of front halo lit channel letters for a Boost Mobile business. (Page 125)

BNext Awnings & Graphics Inc., applicant was present to explain the request.

The Board asked about for specifics about the halo lighting onto the black and tangerine surfaces, thought the sign looked too large within the sign band and asked for dimensions.

Public comment was closed. Administrative staff agreed the sign was too large and asked if the sign could be closer to the face of the building.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** with the following conditions:

- Resize the sign so that the top and bottom of the sign is at least 3 inches away from the existing brick trim.
- Eliminate the 1x1 railing system from behind the black backer panel and affix the panel directly to the building.

All of the members voting yea, the motion passed.

17. **Docket No. 04-46-18**

18251 Detroit Avenue
Raw Esthetics

() Approve
() Deny
() Defer

Kristen Parken
Raw Esthetics
18251 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes a blade sign and window decal. (Page 130)

Maureen, representative for Raw Esthetics was present to explain the request.

Discussion dealt with the blade sign; the name of the business should be displayed, not what services were offered. It was suggested by administration to make a determination about the window sign and visit the blade sign at a later date. Public comment was closed.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the window signage as presented, excluding the blade sign for the present. All of the members voting yea, the motion passed.

18. **Docket No. 04-47-18**

**13427 Madison Avenue
Cleveland Tattoo Company**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Tom Karakostas
1339 West 69th Street
Cleveland, Ohio 44102

Applicant proposes signage for a new business. (Page 134)

Tom Karakostas, Cleveland Tattoo Company, applicant was present to explain the request.

The Board asked about the existing awning with a former business name. Public comment was closed. City administration would look at the code regarding vinyl window signage for tattoo establishments.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

20. **Docket No. 04-49-18**

**16806 Madison Avenue
Brewella's**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Chris Murphy
Brewella's
1491 Lincoln Avenue
Lakewood, Ohio 44107

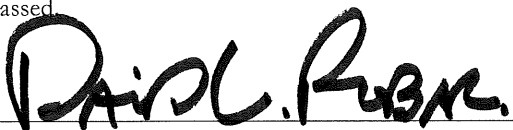
Applicant proposes signage for a new business. (Page 145)

Mr. Harnocz stated the applicant requested a deferral.

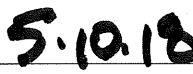
A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request until the May 10, 2018 meeting. All of the members voting yea, the motion passed

ADJOURN

A motion was made by Mr. Robar, seconded by Ms. Haney to **ADJOURN** at 7:28 p.m. All of the members voting yea, the motion passed



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Juan Vergara
2. Chris Blue
3. TYLER LOMBARDO
4. Bill Sandelson
5. HANNA Cohen Plesner
6. PRESTON BRITTON
7. Tammi Graf
8. DREW Senney
9. BRYAN WALKER
10. Dennis
11. TOMMY KARAKOSTAS

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, April 12, 2018

Schwarz, Johanna

From: Charles Eiben <cleiben56@gmail.com>
Sent: Wednesday, April 11, 2018 6:24 AM
To: Harnocz, Alex; Schwarz, Johanna
Subject: Re: ABR Application - 1630 Lewis

Dear Alex and Johanna,

I'm sorry to say that my wife and I have decided after reviewing the three bids for our project to withdraw our application.

After discussions with the contractors last fall we were lead to believe that we could accomplish this project for around \$200 per square foot or 50 K for the expansion but our bids have been coming in between \$300-400 per square or \$100,000 and over.

We're disappointed.

Thank you for your assistance.

Kind regards,
Charlie Eiben

On Thu, Mar 29, 2018 at 11:58 AM, Harnocz, Alex <Alex.Harnocz@lakewoodoh.net> wrote:

Mr. Leiben,

Thank you for your application for the addition at 1630 Lewis. Your application is very complete and the project is fairly straightforward. Therefore, we will not need you to be here in person for the Pre-Review on April 5th. I will present your project to the Board and get in touch with you on Friday if they have any feedback or requested revisions.

A representative of the project *is* required to be at the Public Meeting on April 12th at 5:30 PM. This meeting is held in the City Hall Auditorium. Due to security changes at City Hall, you will only be able to access this meeting through the northeast doors.

Please let me know if you have any questions as we go through the ABR process.

Best Regards,

Alex Harnocz

City Planner

City of Lakewood

216-529-5933



Architectural Board of Review
April 12, 2018

Summary Approval:

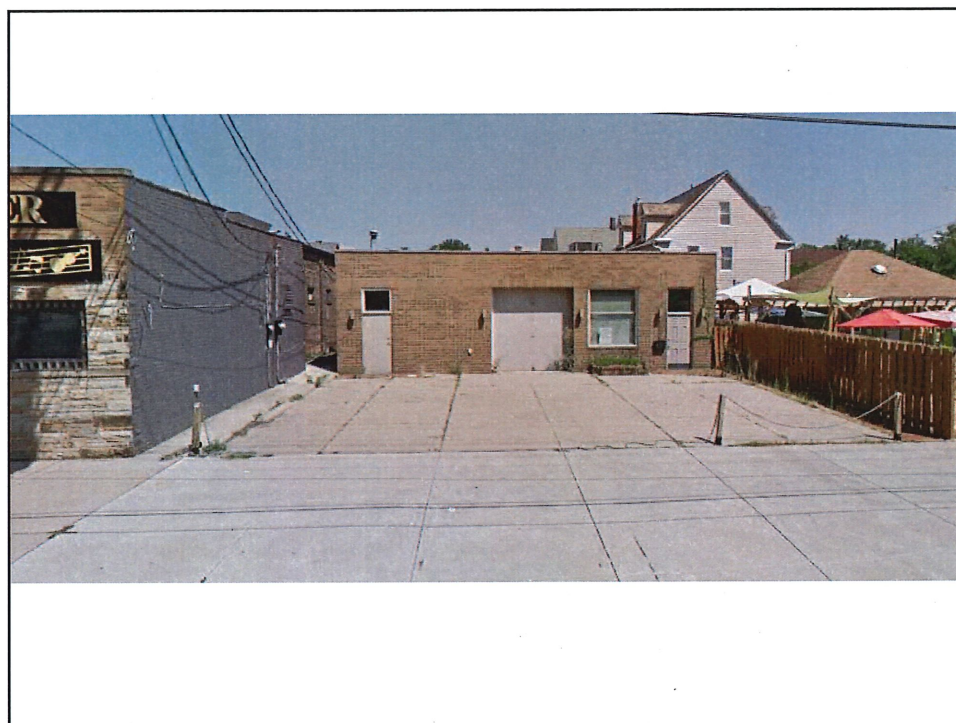
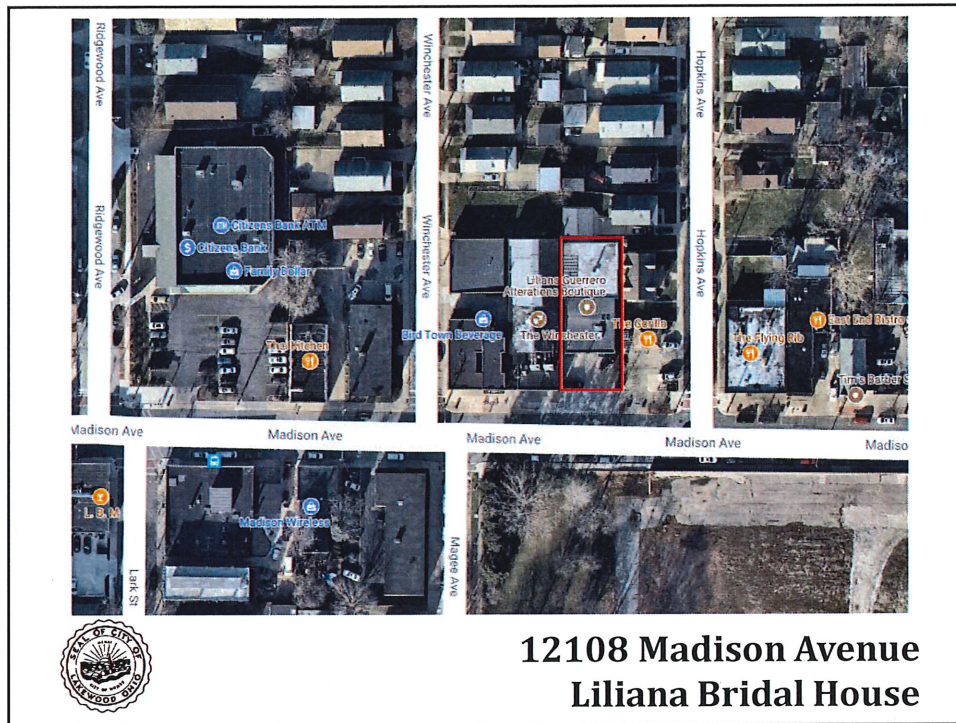
18117 Detroit
Milo & Me



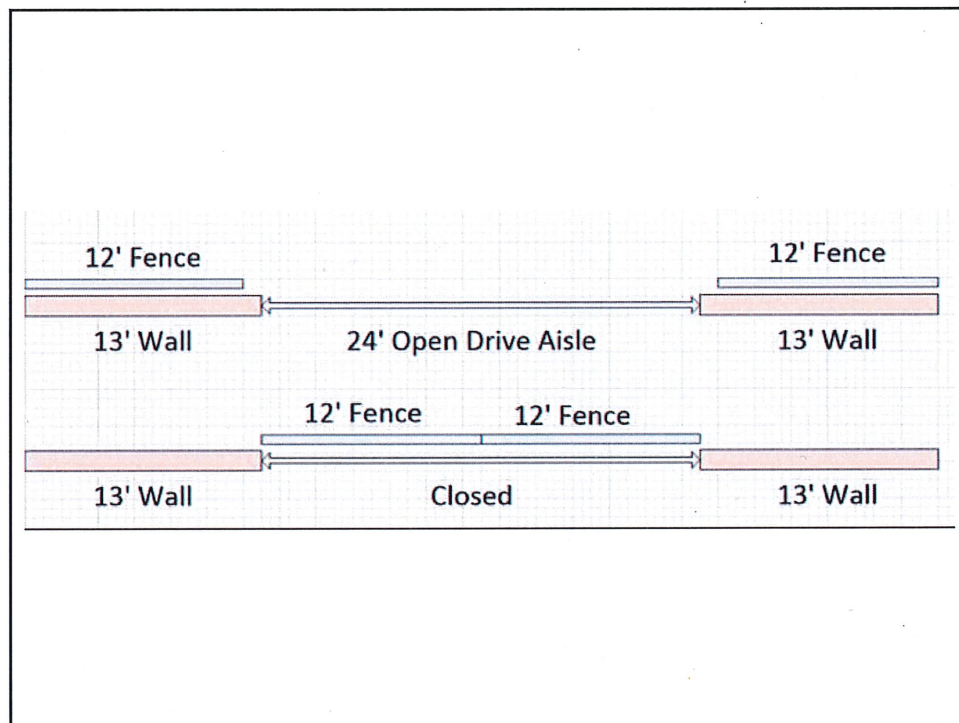
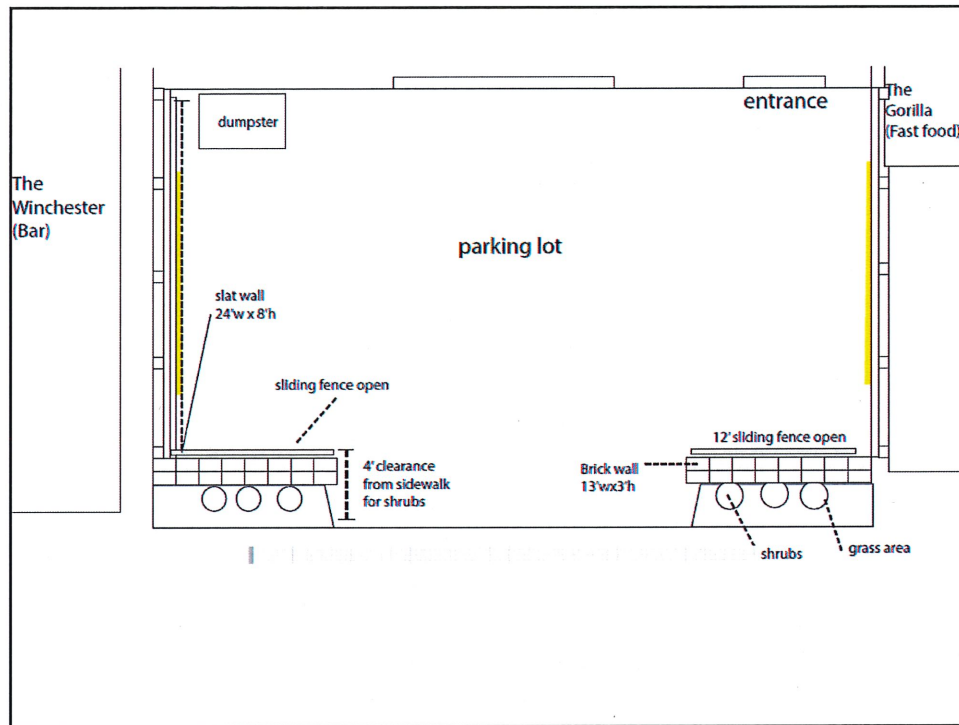
LOGO CUT VINYL
36" DIA.
TOTAL 9 SQ. FT. MAX

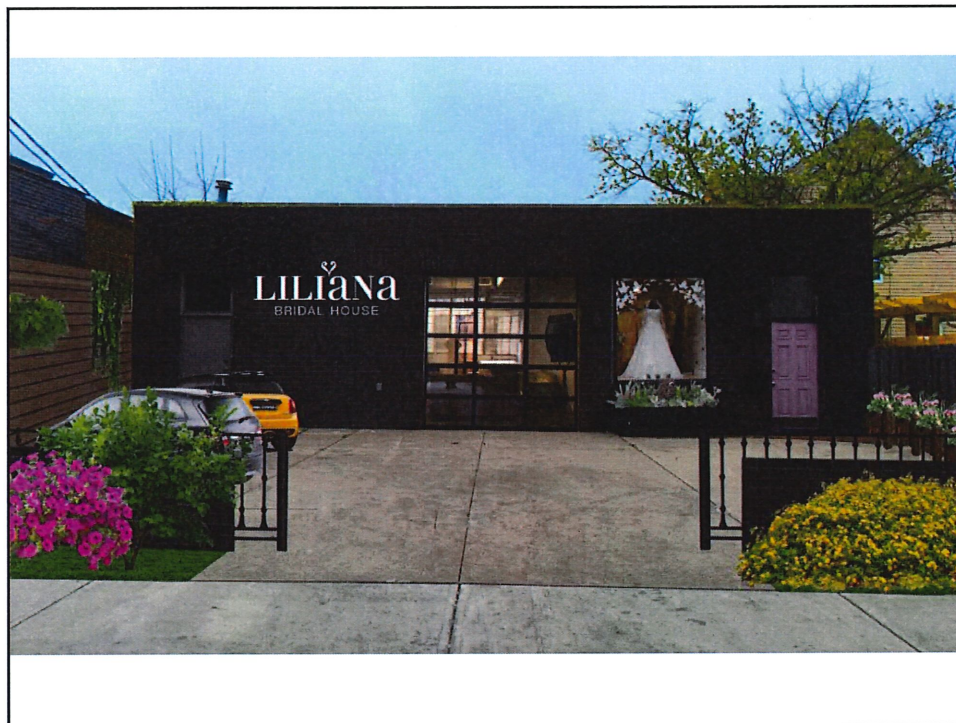
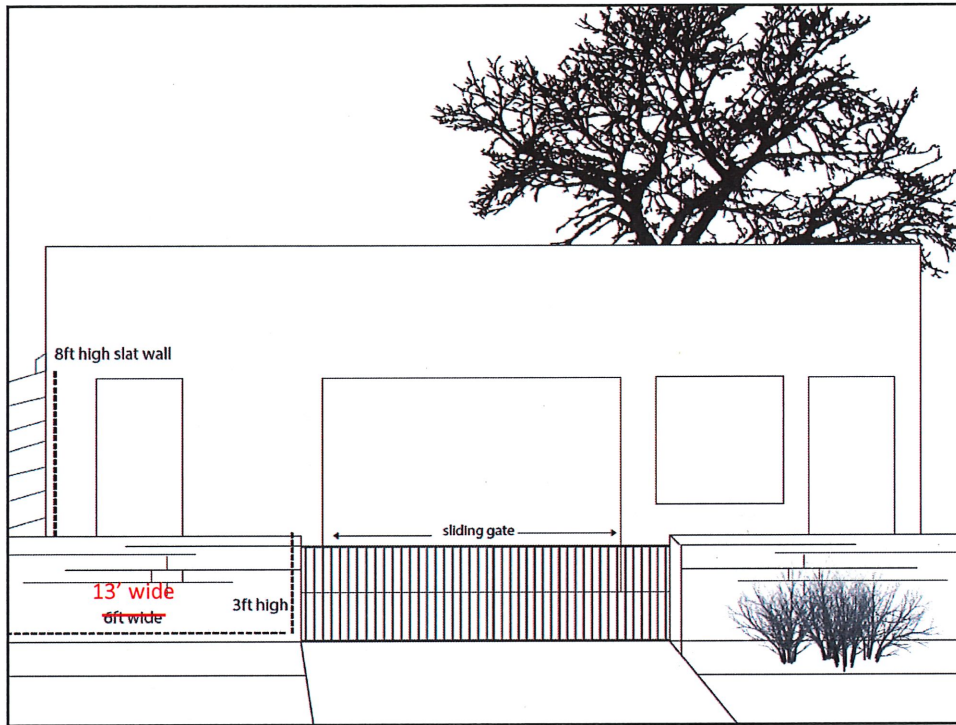
15526 Madison
Goodkind Coffee
Condition: Blade sign
no more than 4" thick





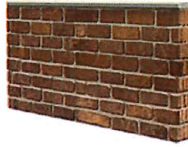








sliding black steel fencing pannels 5x6'
by Rolan brothers fencing

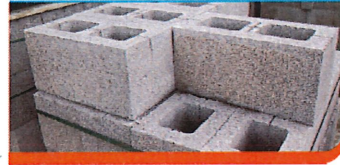


Brick for fence separation and shrubs
to be painted grey to match building
Paint by neubert painting INC



Weather proof oak planks for slat wall
by Home depot

This type of brick will be used to make one layer
of the inner wall to then cover the outise with the red bricks



Various schubs used for gardening
upfront (all year around)



Item will be administratively withdrawn



**12600 Madison Avenue
Northland Plaza**

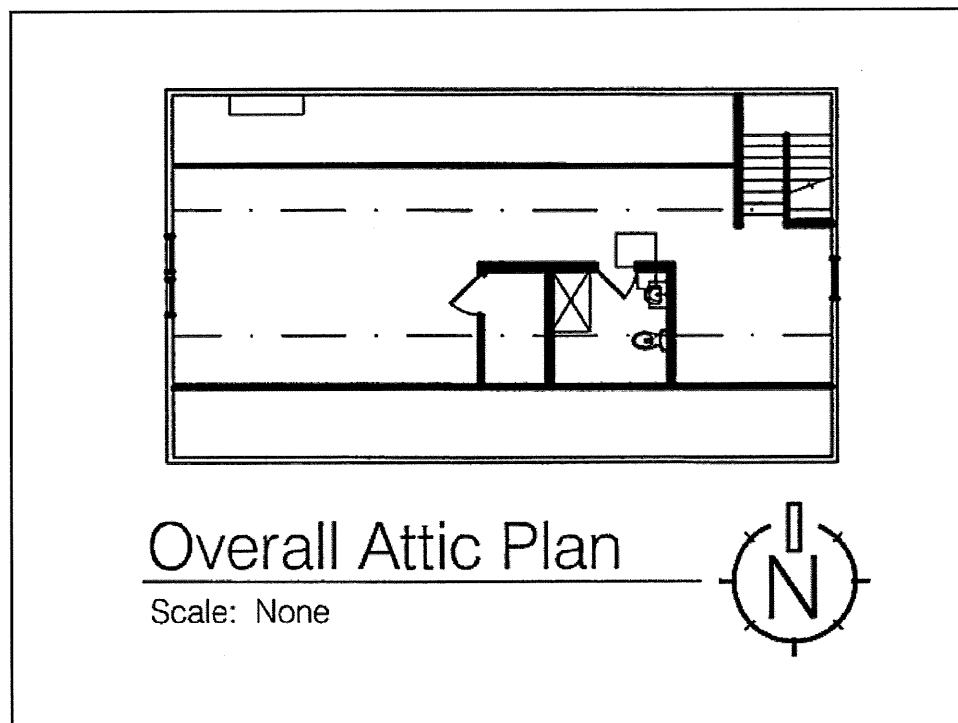
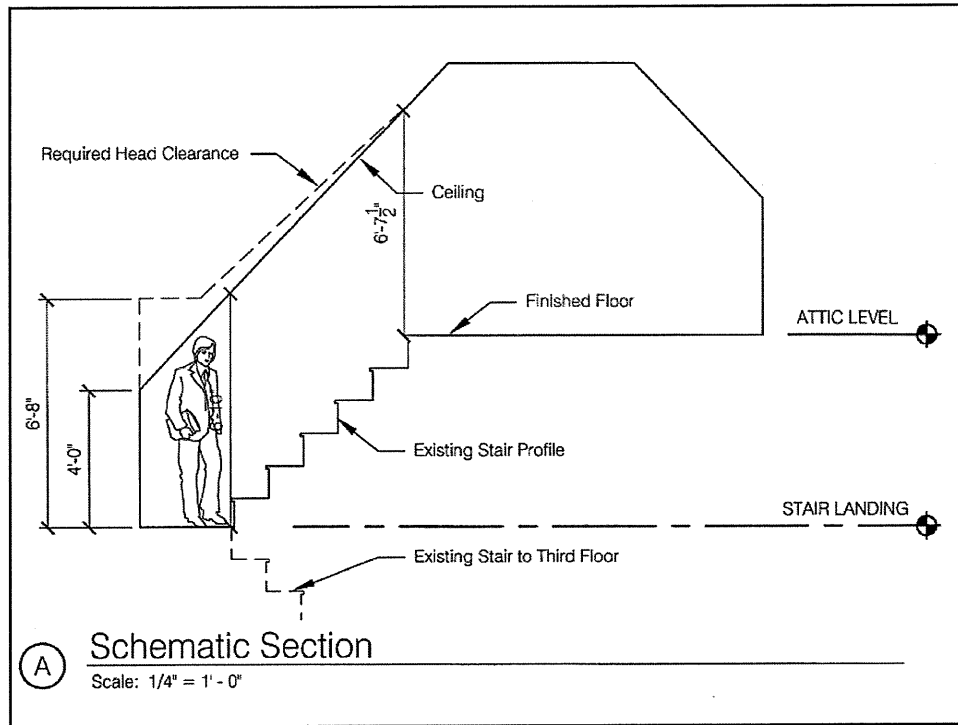


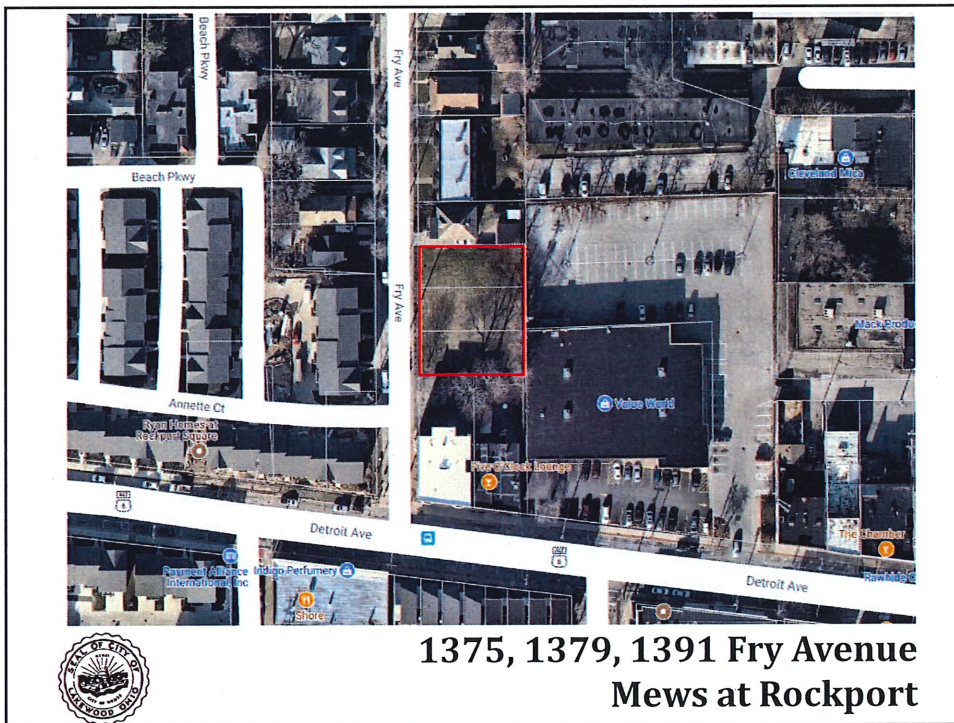
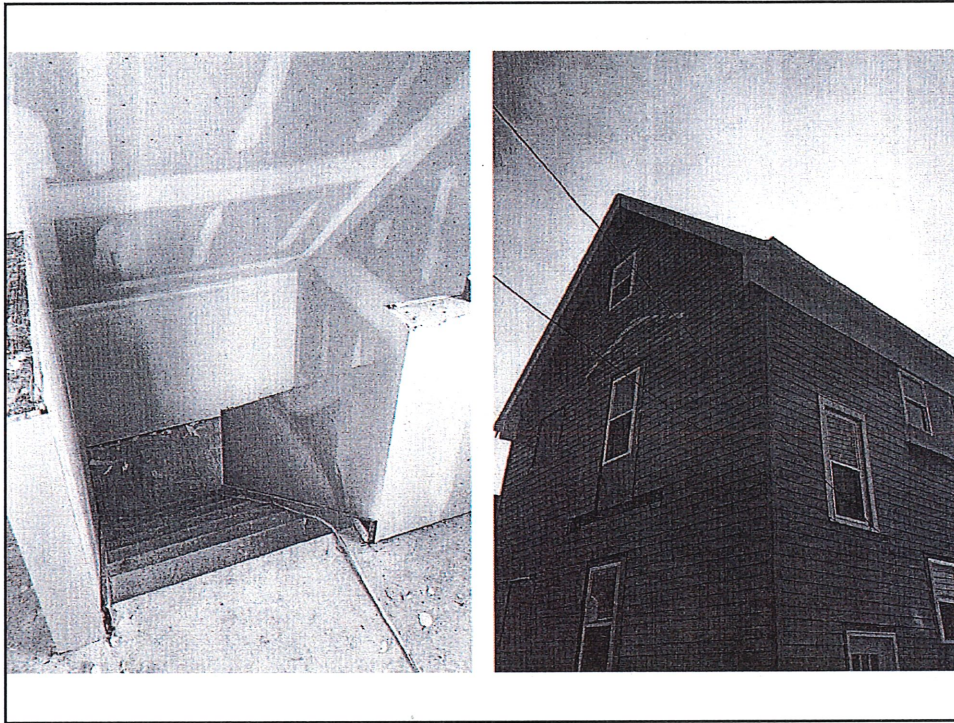
2089 Wyandotte Ave



2089 Wyandotte Ave









1375, 1379, 1391 Fry Avenue Mews at Rockport

1156.01 PURPOSE.

- Promote development that is
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**
- Development which is consistent with the Community Vision including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**
- More flexible approach to land use control and to **promote a variety of housing types.**
- Compact, pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure.
- Advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.
- Intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts.

Planned Development Approval Process

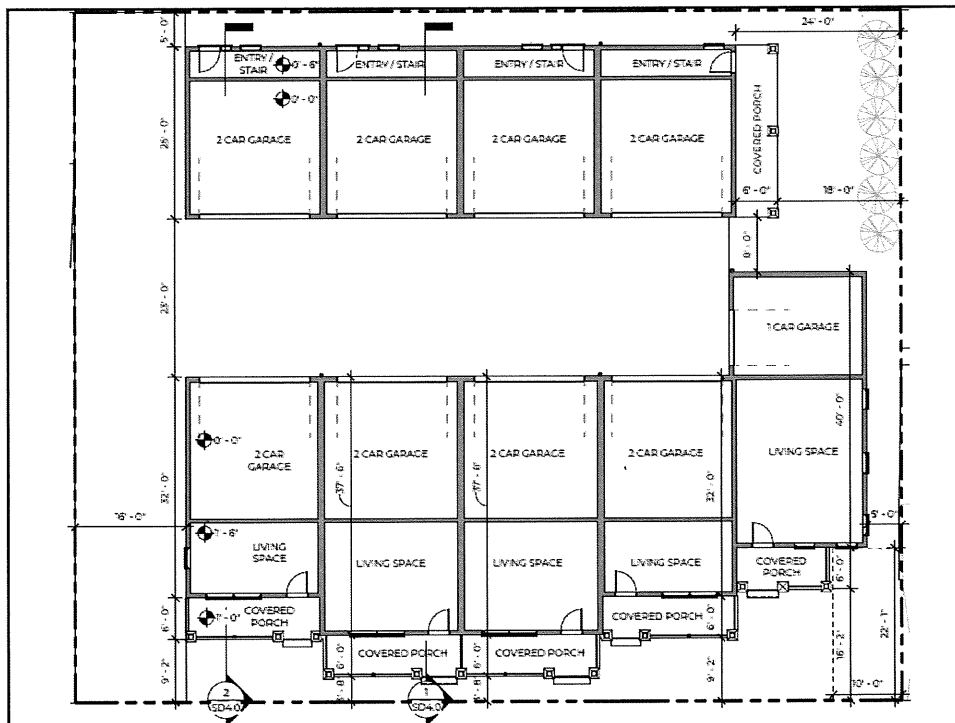
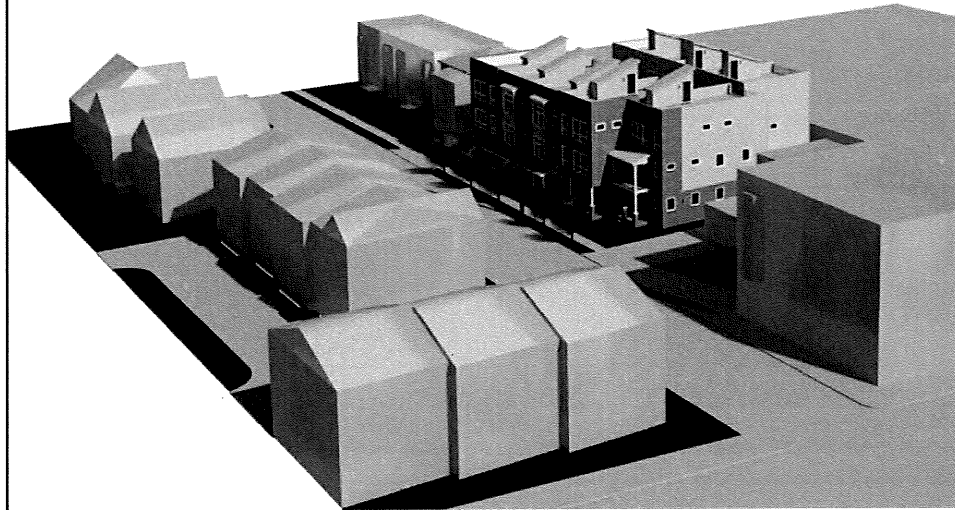
1. Planning Commission reviews plan for preliminary approval
- 2. Architectural Board of Review begins review of site plan and elevations**
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Planned Development zoning

Planning Commission Conditions of Preliminary Approval:

- Final approval of the site plan by the Fire Department.
- Reevaluate front yard setbacks creating more functional driveway (3.5' used across for Rockport across Detroit).
- Detailed plan for screening along all property lines required for final approval
- Greenspace Plan Defined for final approval (Stormwater? Trees to block sound?)
- ABR look hard at Unit 5's vehicle ingress and egress & functionality of their parking.



Aerial View Looking Southeast

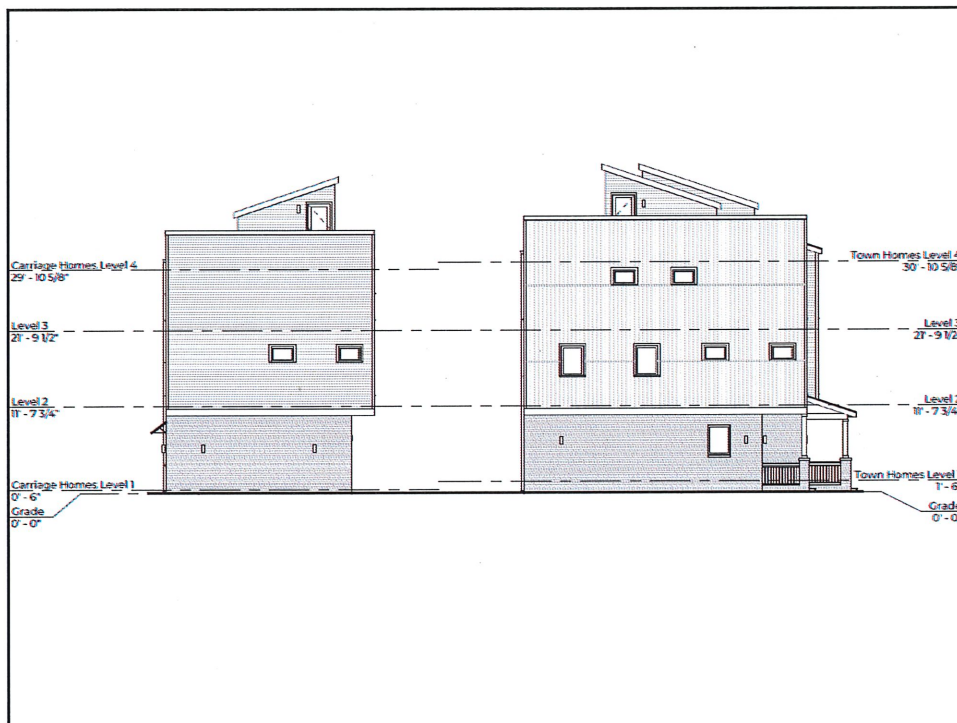


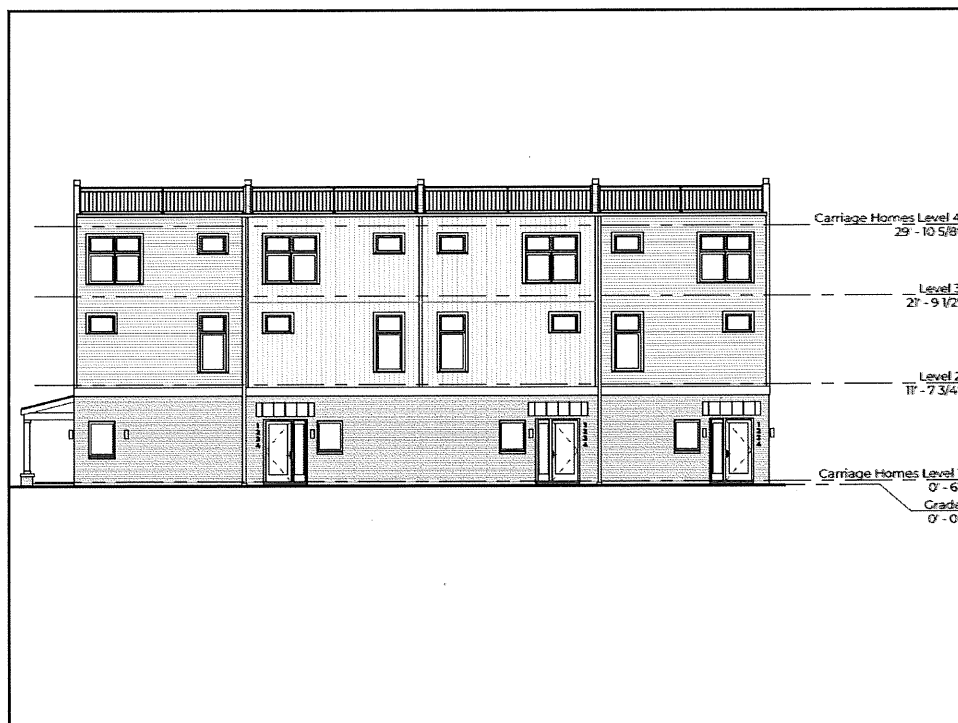
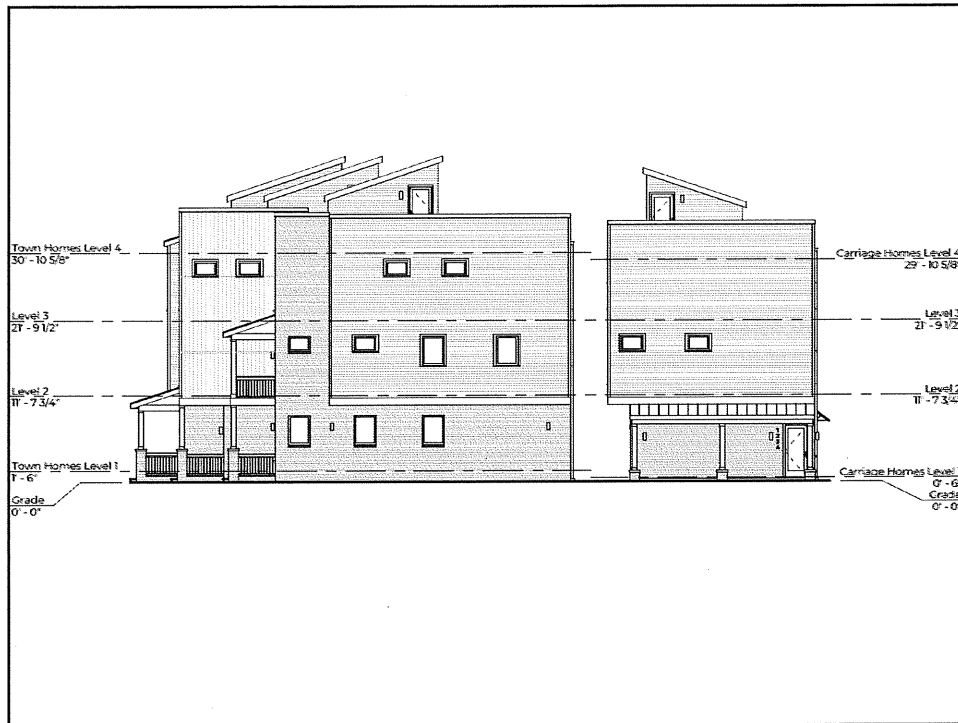


Fry Ave Elevation

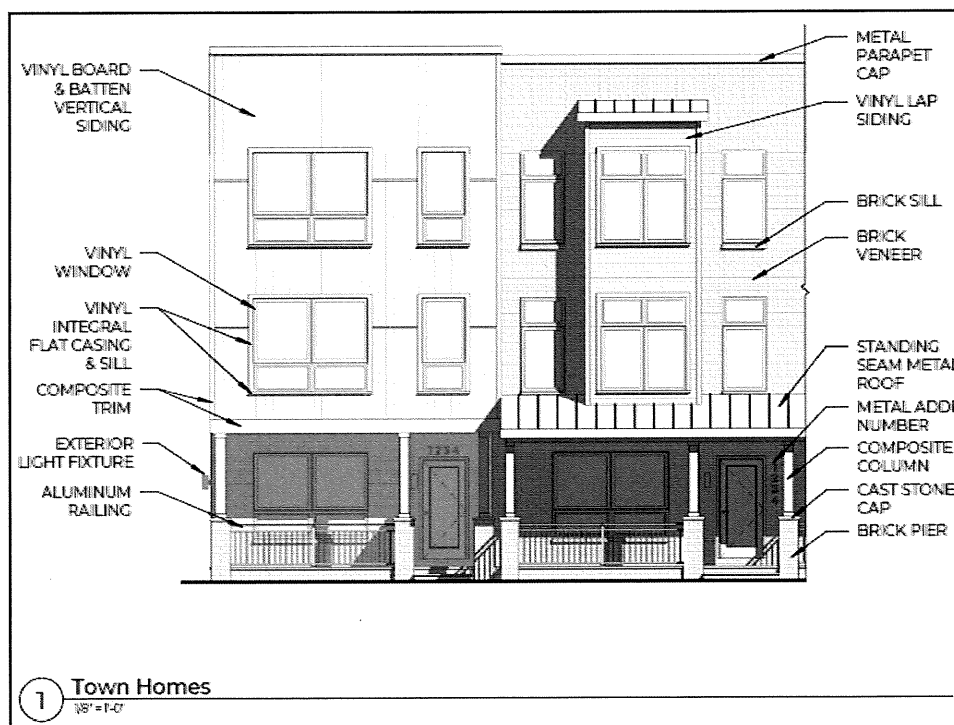


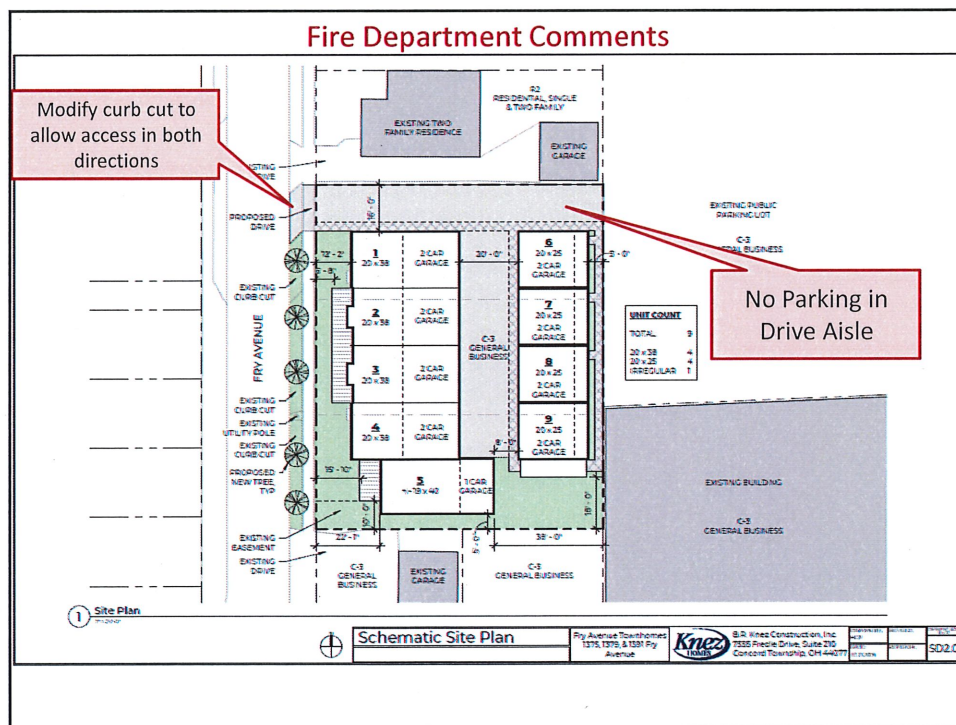
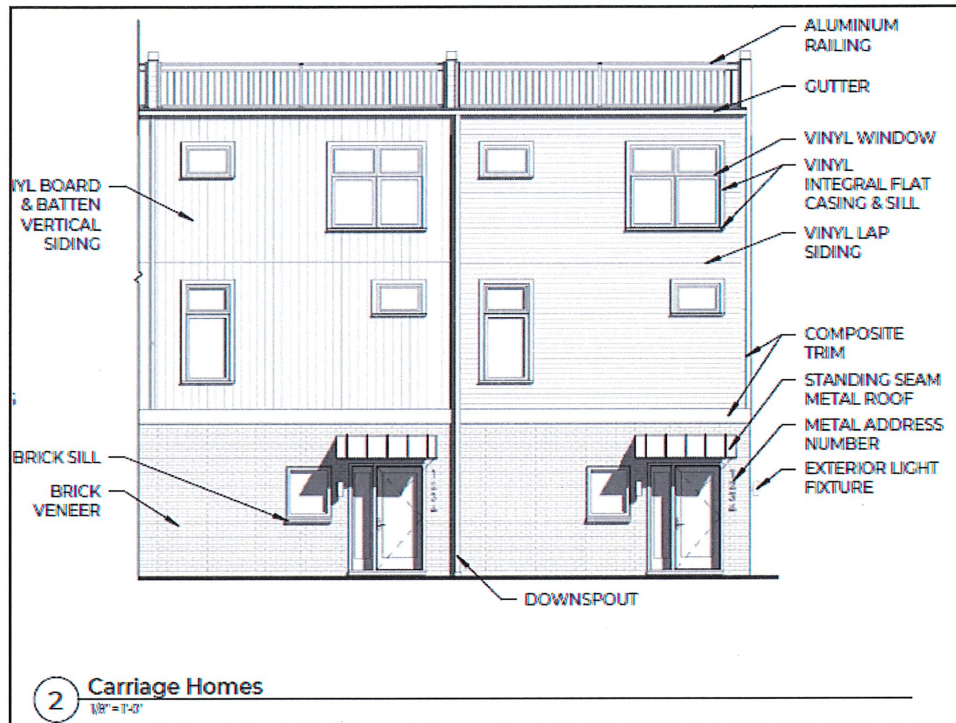
Fry Ave Elevation

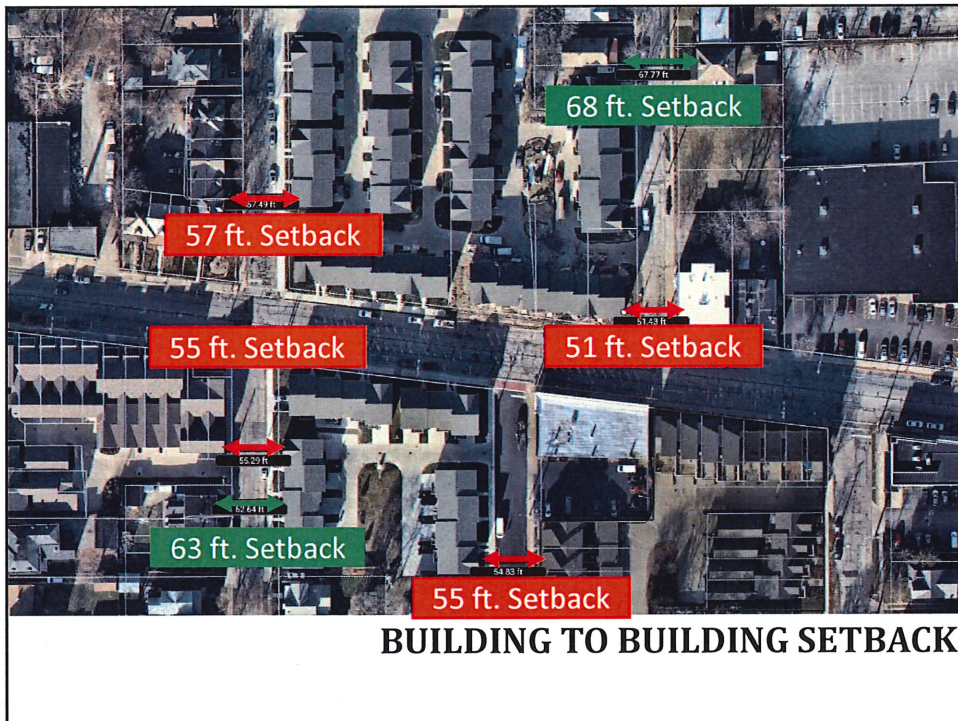


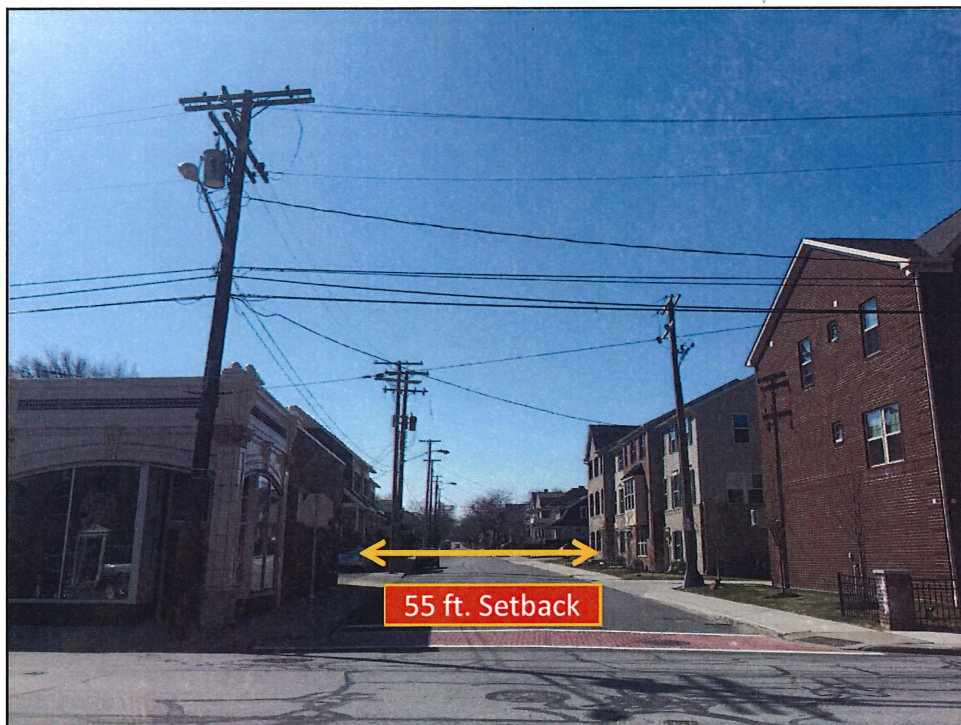
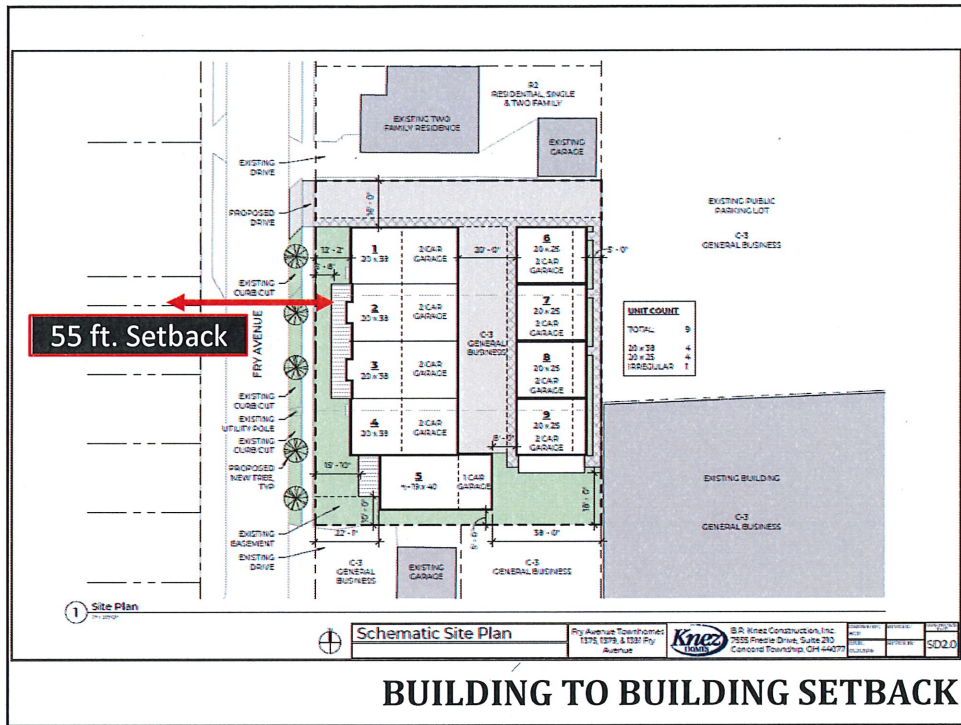














16613 Hilliard Road



16613 Hilliard Road



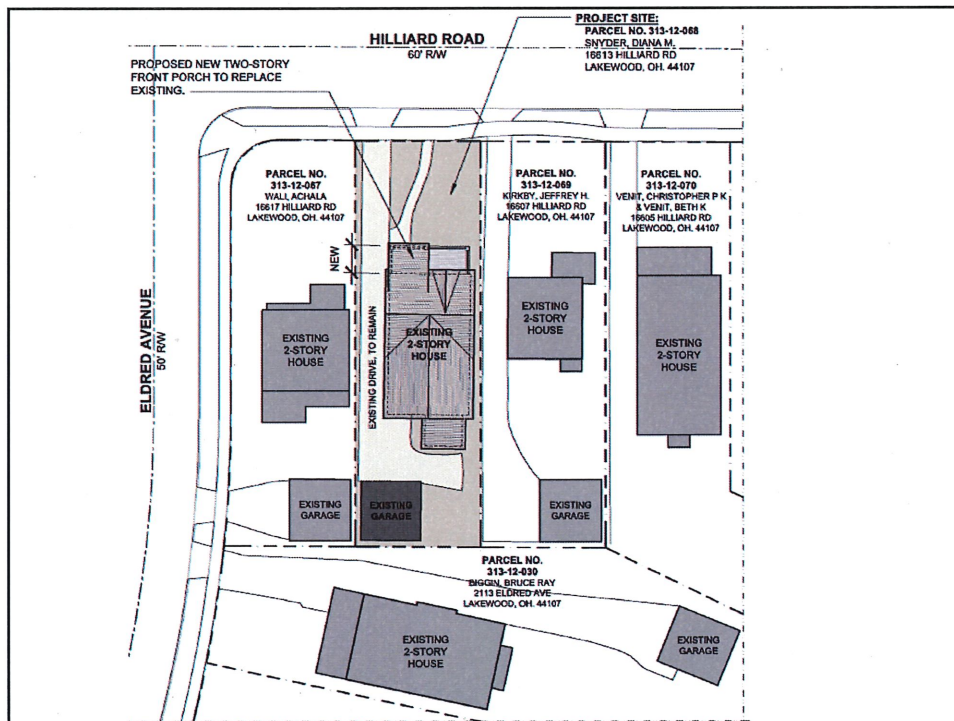
VIEW OF PROJECT SITE AND NEIGHBORING PROPERTIES

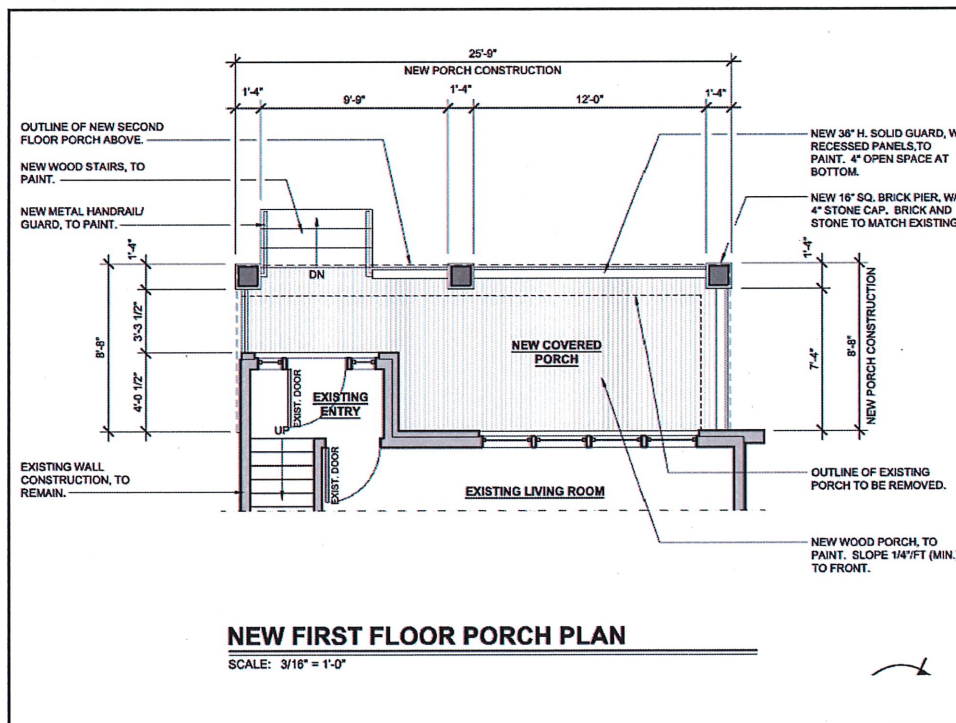
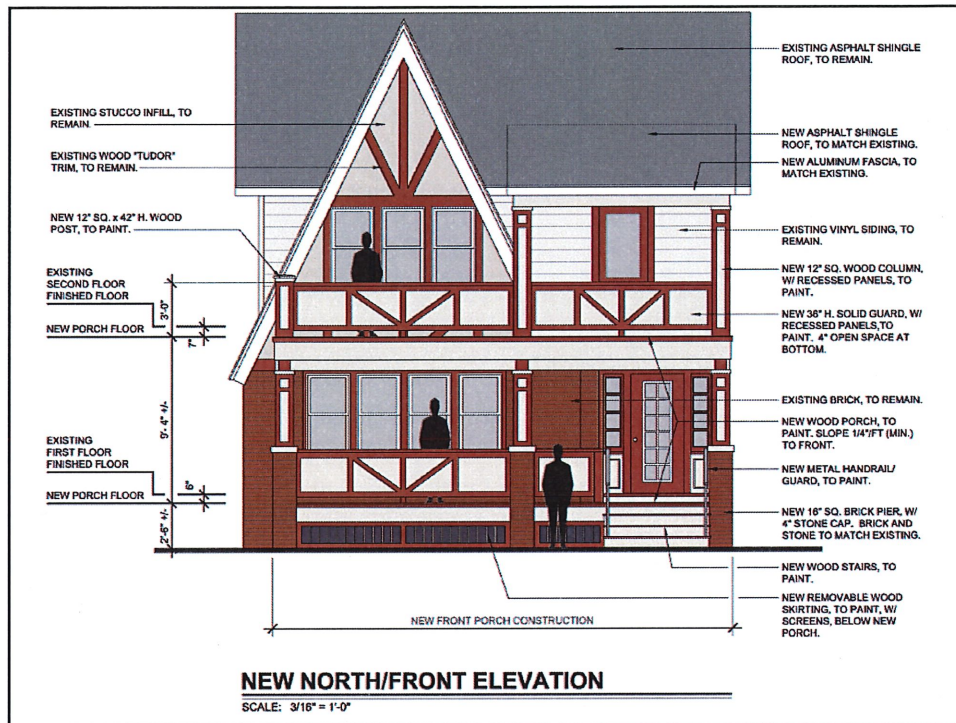


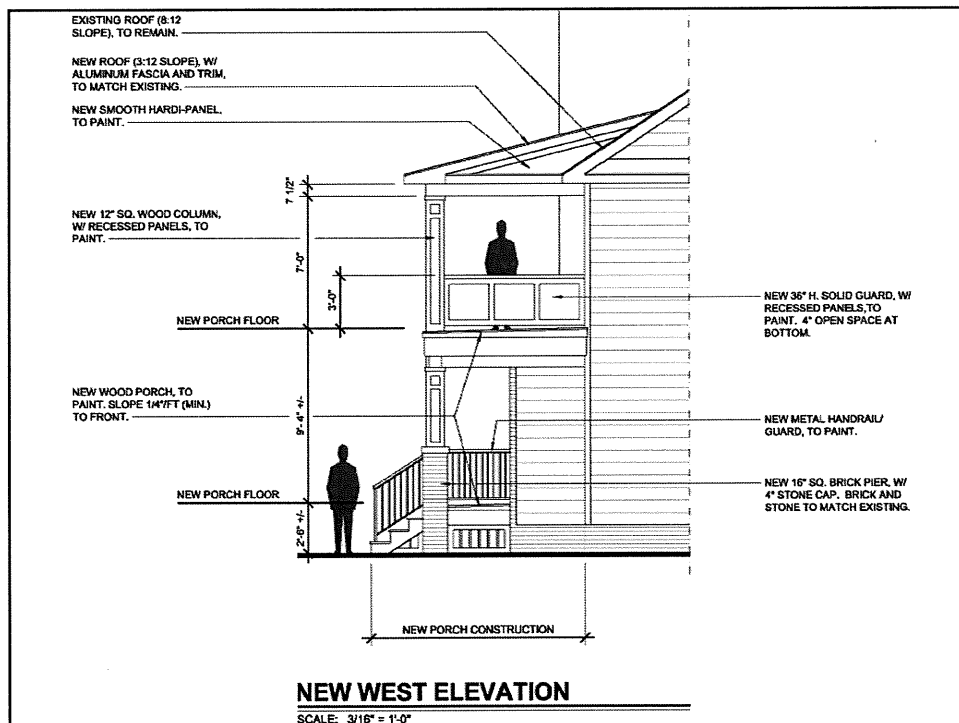
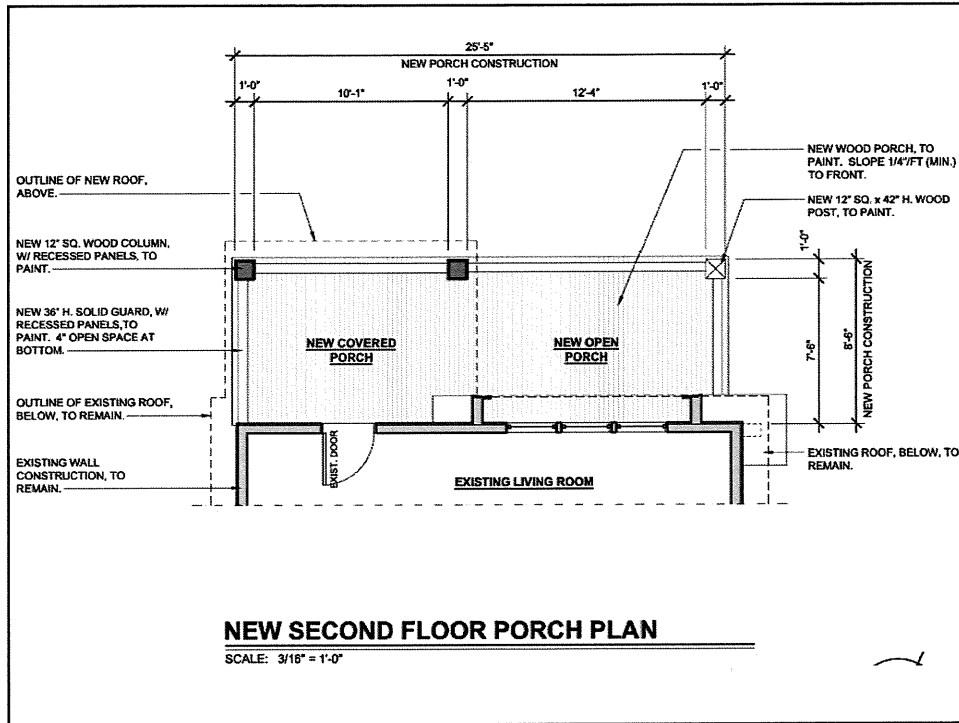
VIEW FROM NORTHEAST SIDE OF PORCH

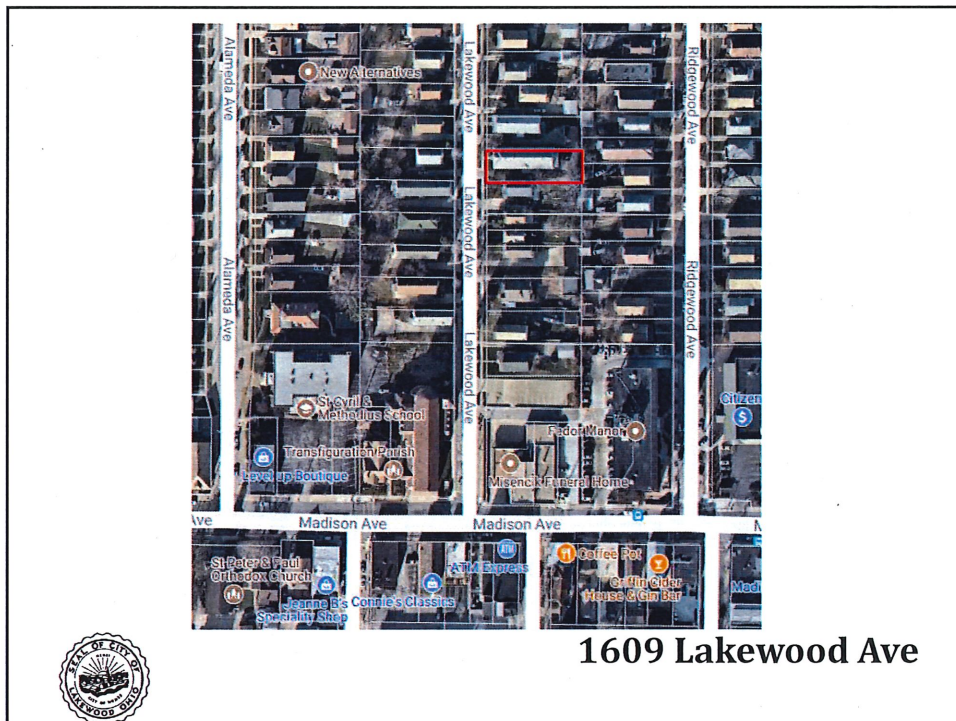
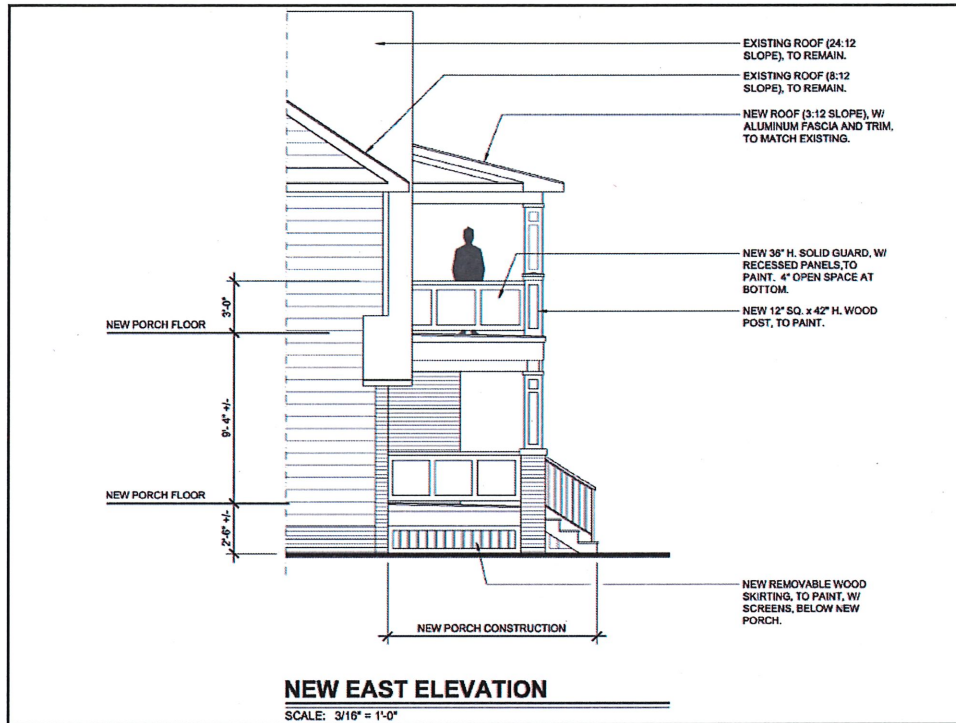


VIEW FROM NORTHWEST SIDE OF PORCH





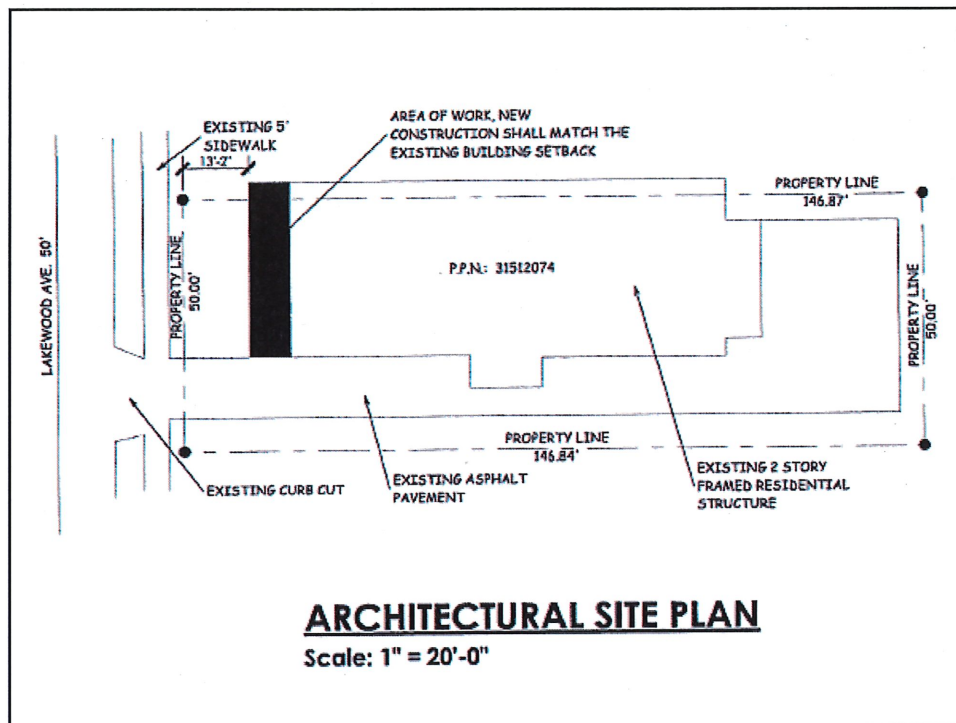


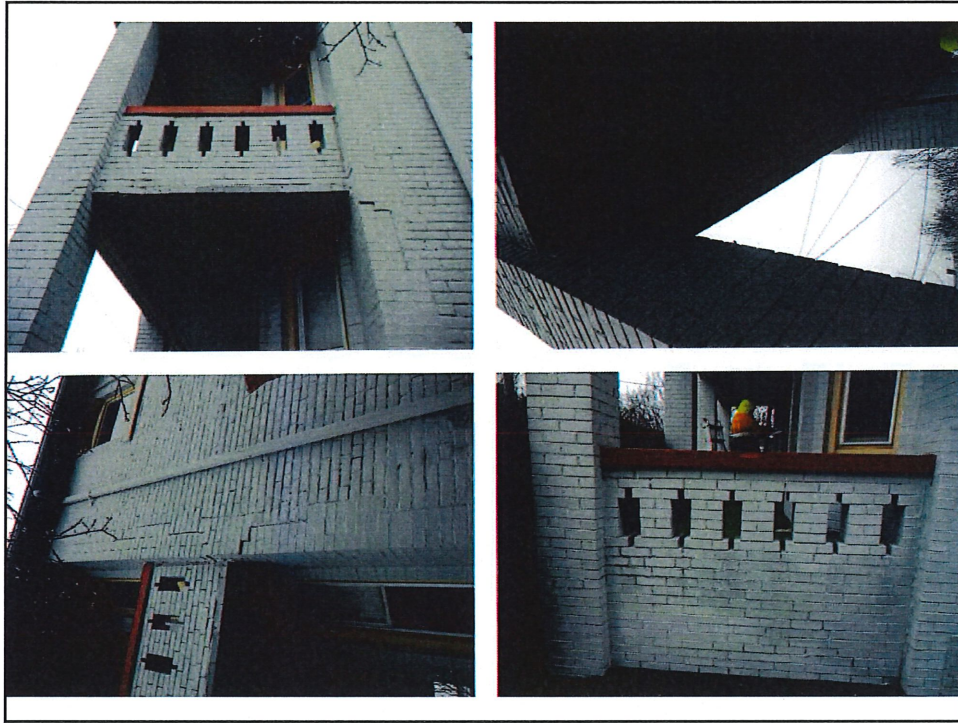


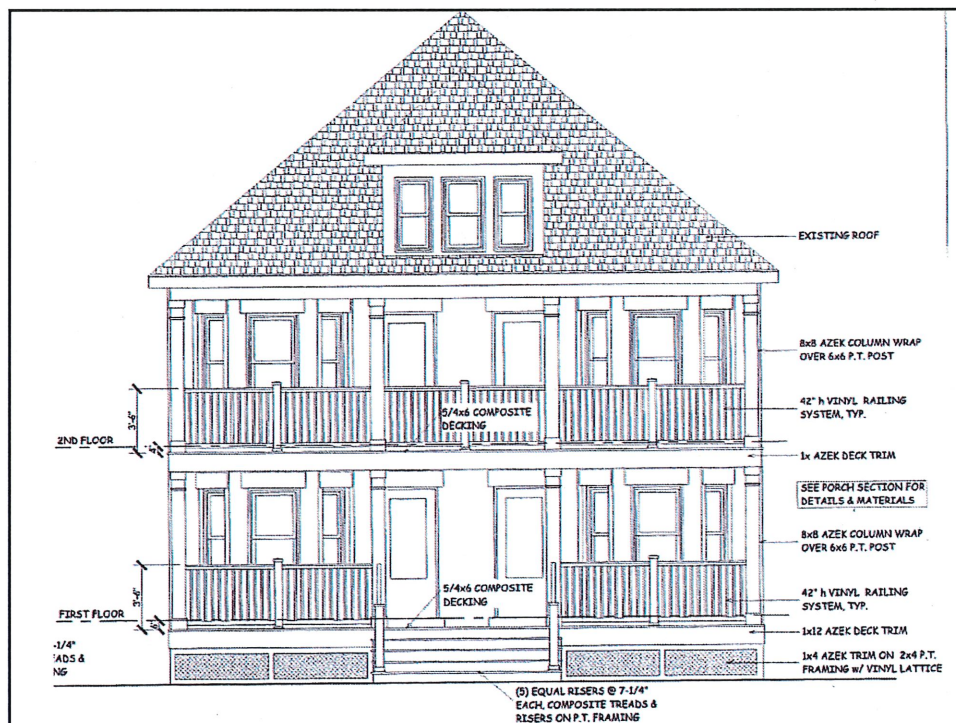


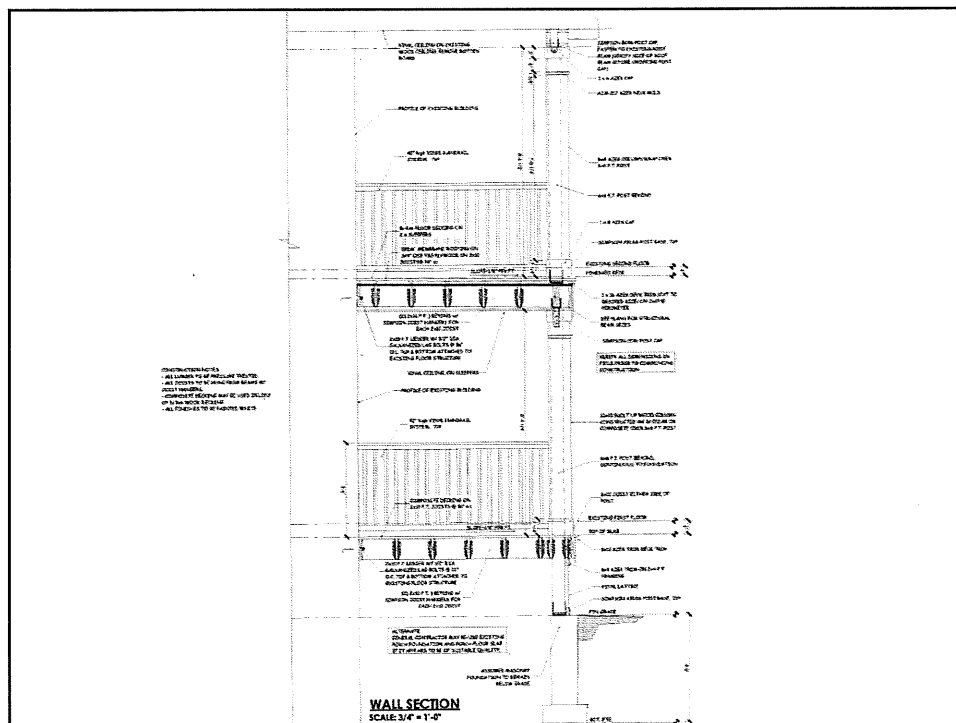
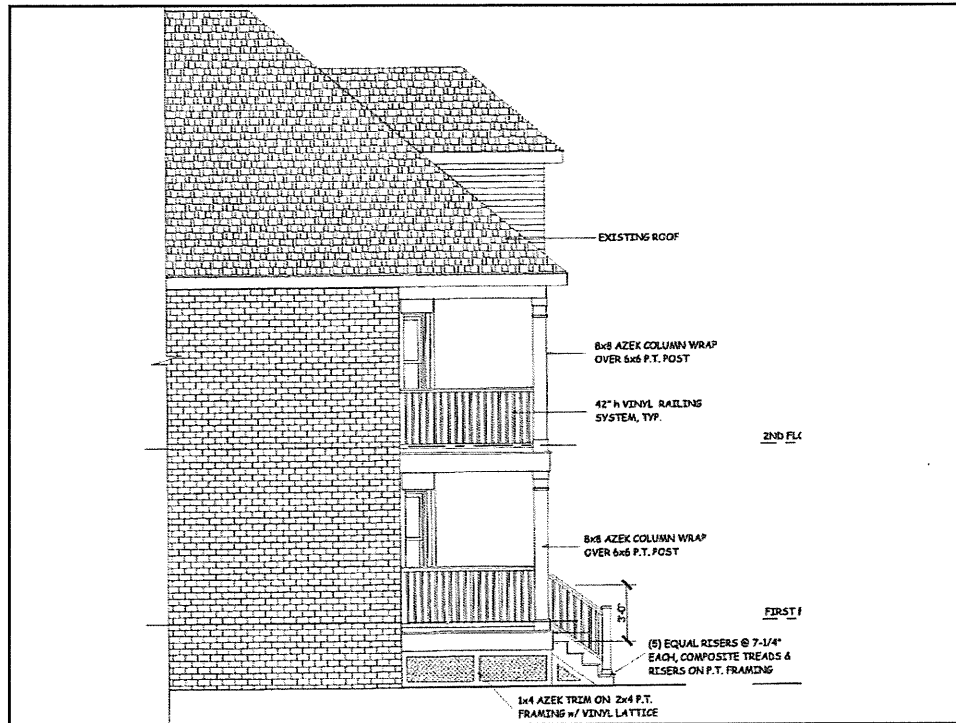
1609 Lakewood Ave

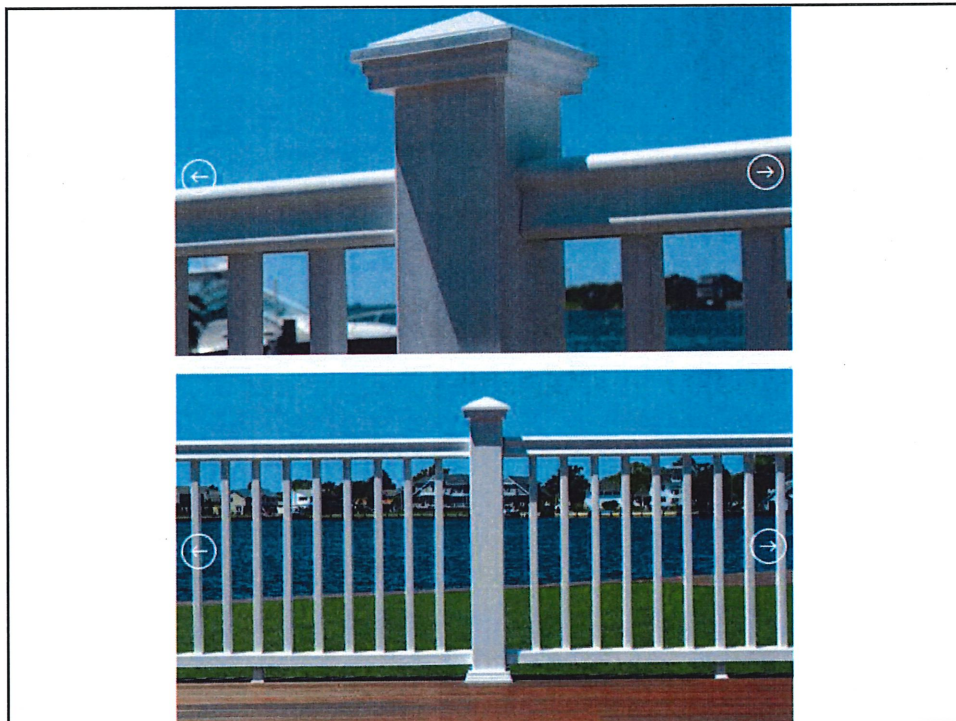
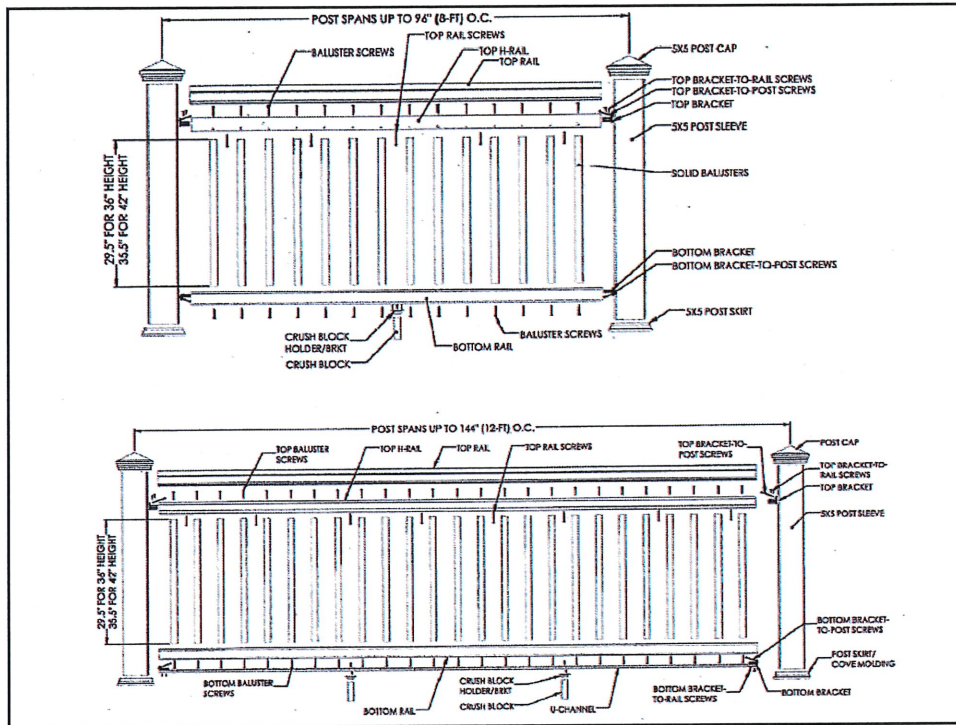


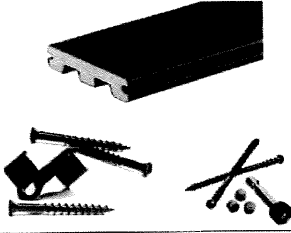
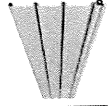
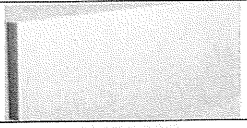
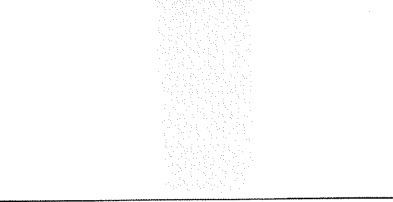


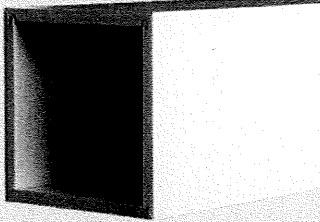
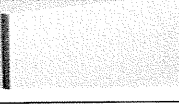






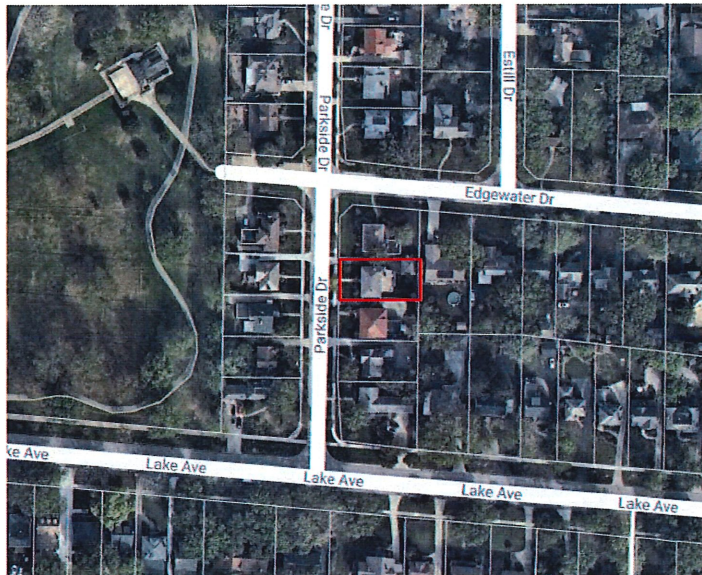


Decking <i>MFR:</i> TimberTech <i>Style:</i> Terrain Collection <i>Size:</i> .94" x 5.36" <i>Color:</i> Rustic Elm <i>Fastener:</i> CONCEALoc fasteners for decking with Cortex fasteners for stairs <i>Notes:</i> Color to be verified with Owner Portions of the decking at the edges and stairs will not have hidden fasteners. The fasteners will be installed in the face of the materials. The fasteners will be color matched to the decking.	
Ceilings <i>MFR:</i> Mastic-PlyGem <i>Style:</i> Ventura Triple 3 1/3" Soffit <i>Color:</i> White <i>Notes:</i>	
Porch Fascia <i>MFR:</i> Azek <i>Style:</i> Traditional Trim <i>Size:</i> 1 x 12 & 1x16 <i>Color:</i> White <i>Notes:</i> To be painted	
Porch Skirting <i>MFR:</i> Veranda & Azek <i>Style:</i> Vinyl Classic Diamond Lattice <i>Size:</i> 2"x48"x96" lattice, 1x4 Azek trim <i>Color:</i> White <i>Notes:</i> Install over 2x4 pressure treated base.	

Porch Columns	
7. Finished Columns: a. All new columns to be clad with 1x10 Azek with 1x Azek cap & base per chart below. b. The columns will have mitered edges. c. Glue with approved adhesive on all Azek materials.	
Columns Qty 8 <i>MFR:</i> Azek <i>Style:</i> Column Wrap <i>Size:</i> 8x8, Outside dimensions is 8 3/4" x 8 3/4" <i>Color:</i> White <i>Notes:</i> To be painted	
Cap <i>MFR:</i> Azek <i>Style:</i> Traditional Trim <i>Size:</i> 1 x 6 <i>Color:</i> White <i>Notes:</i> To be painted	



1630 Lewis Drive

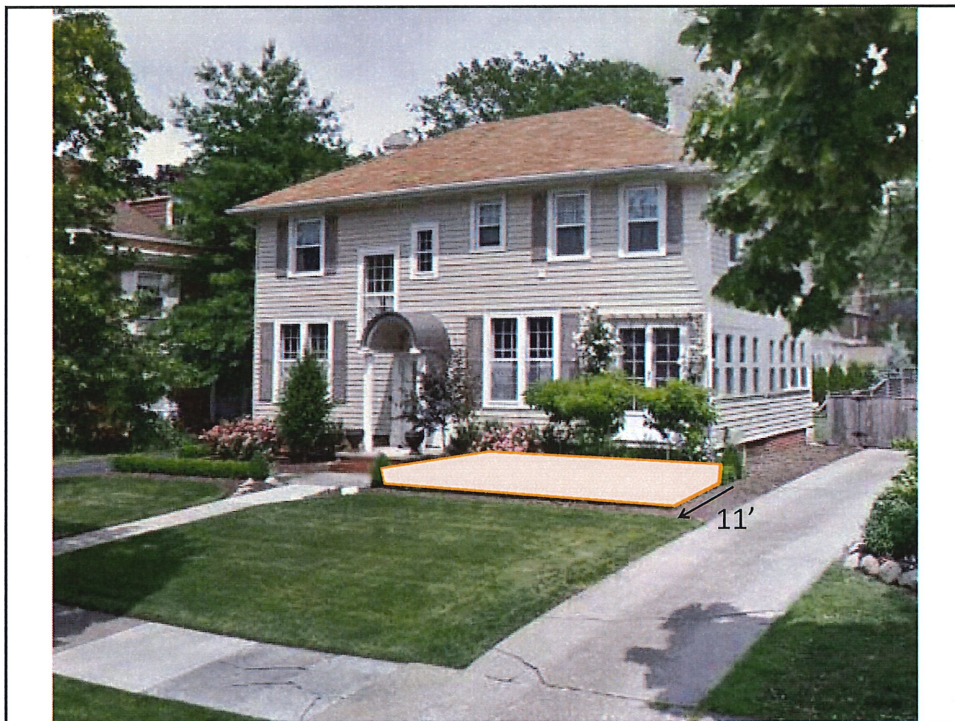
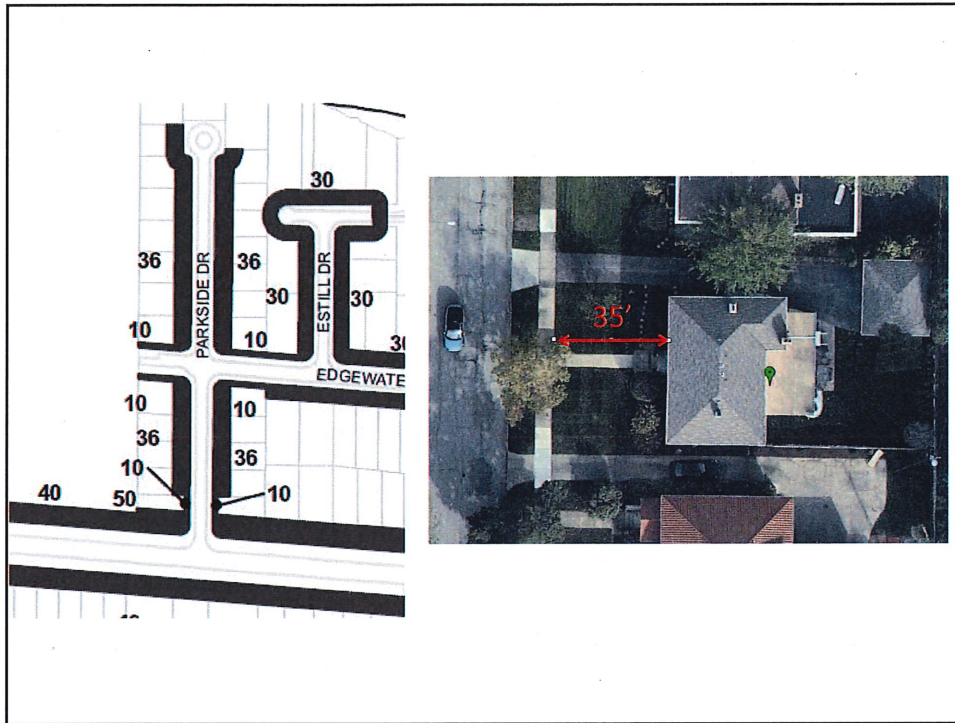


1057 Parkside



1057 Parkside

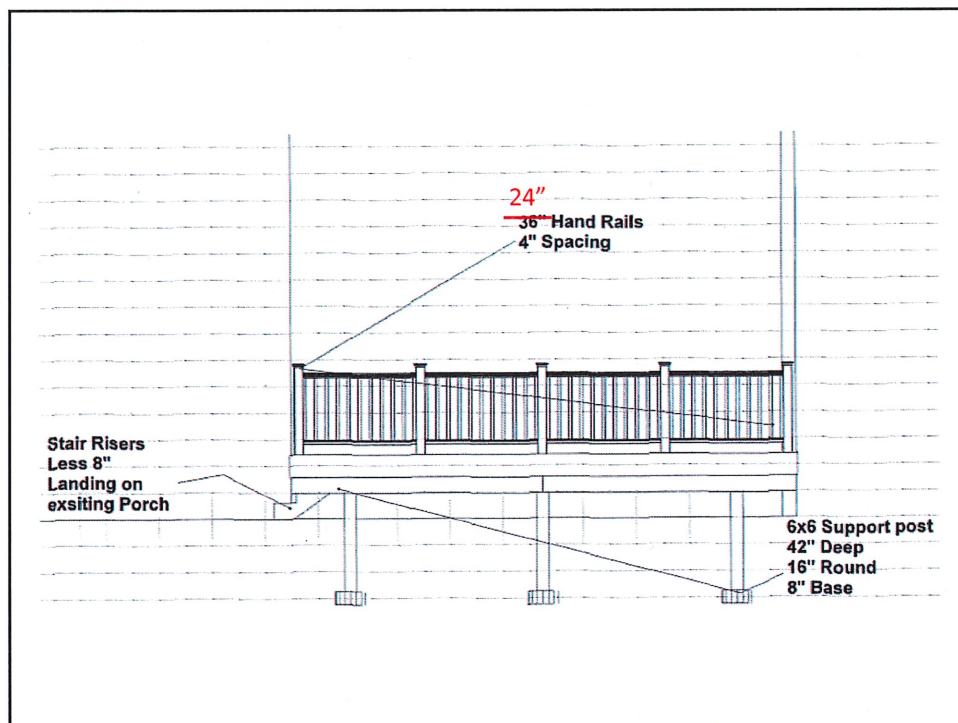














13743 Madison Avenue
Addicted Coffee



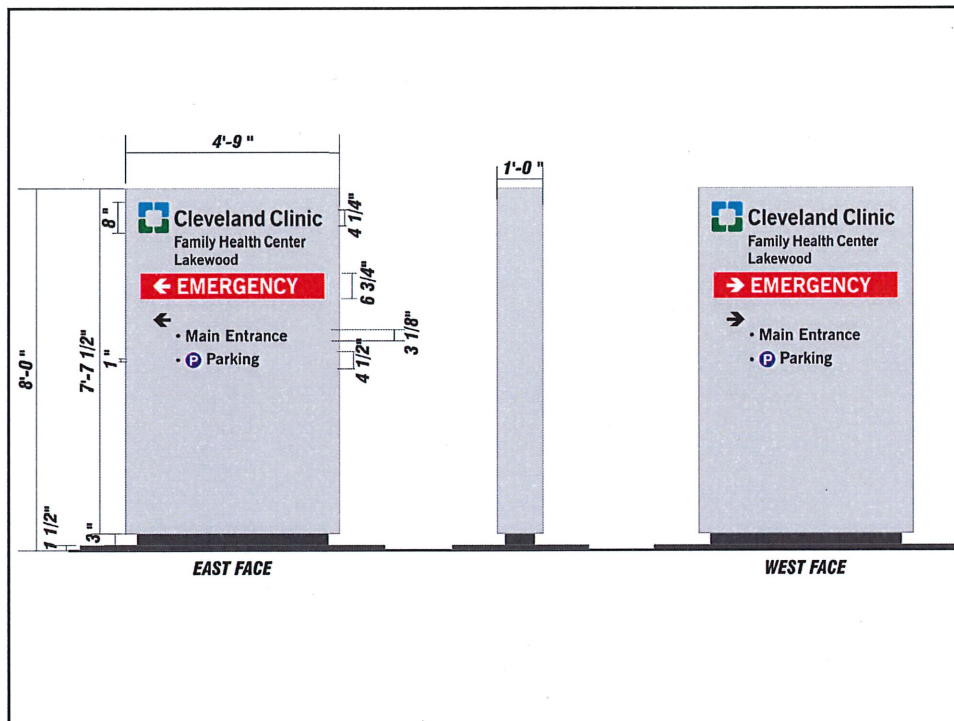
11868 Clifton Boulevard
Fry Overlook

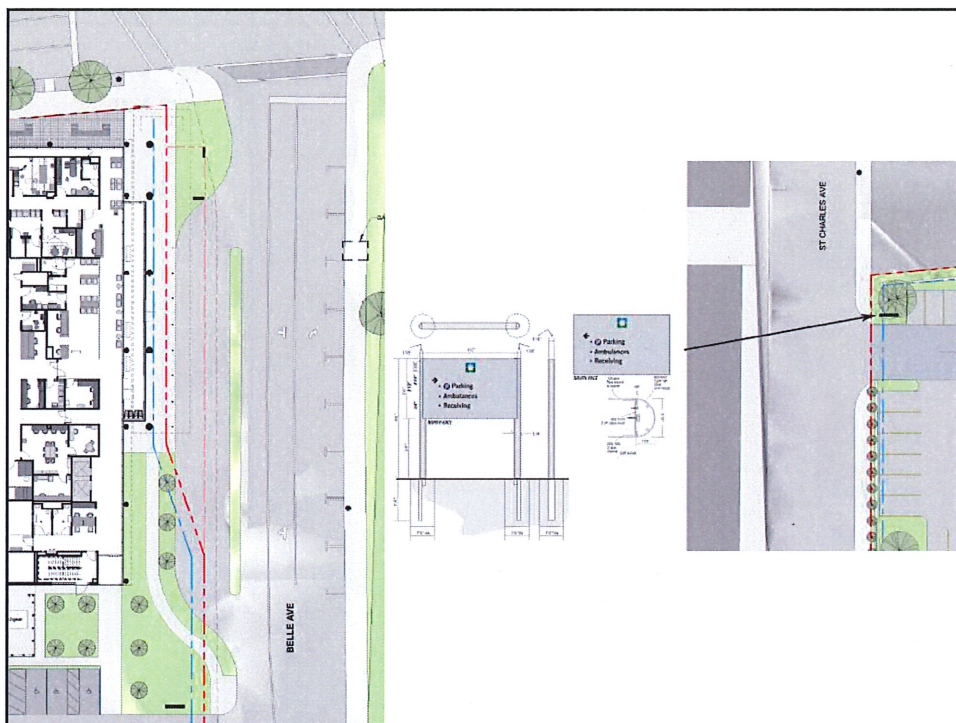
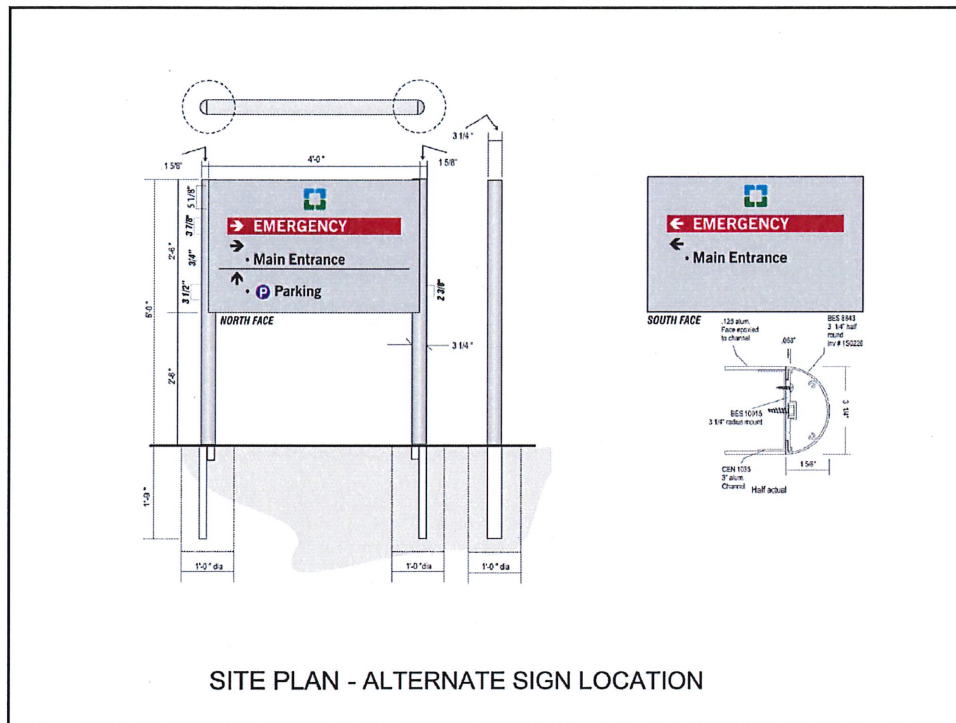


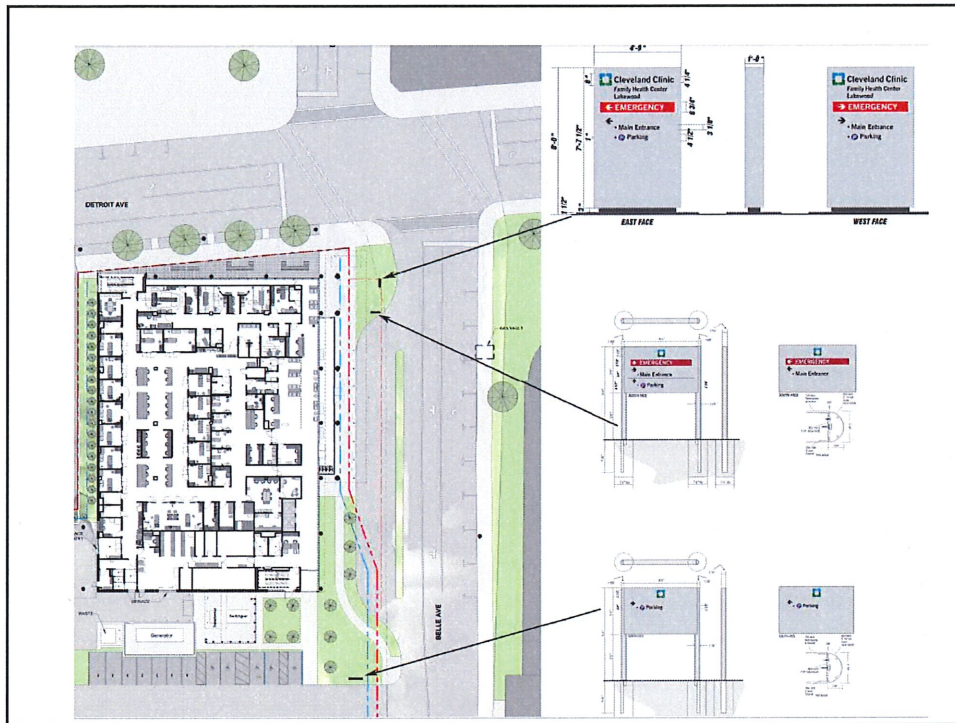
**12030 Lake Ave
Alexander LLC**



**14601 Detroit Ave
Cleveland Clinic – Family Health Center**

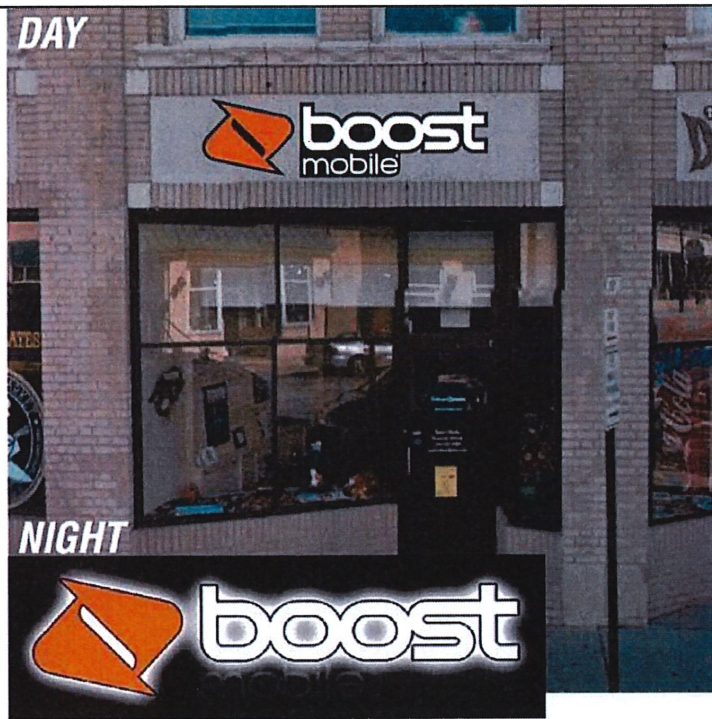


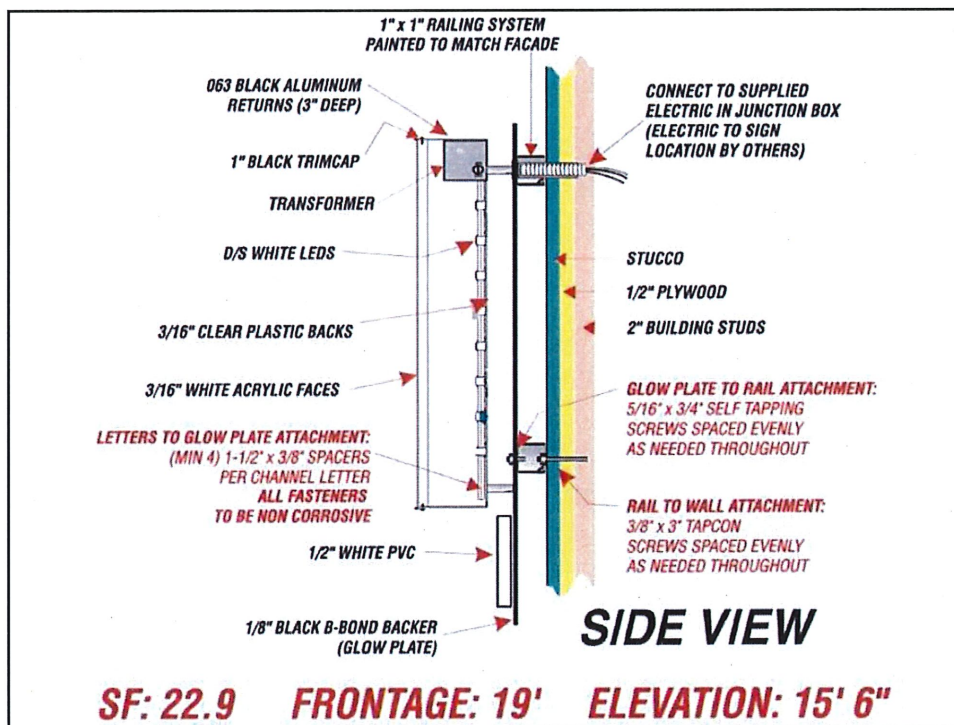
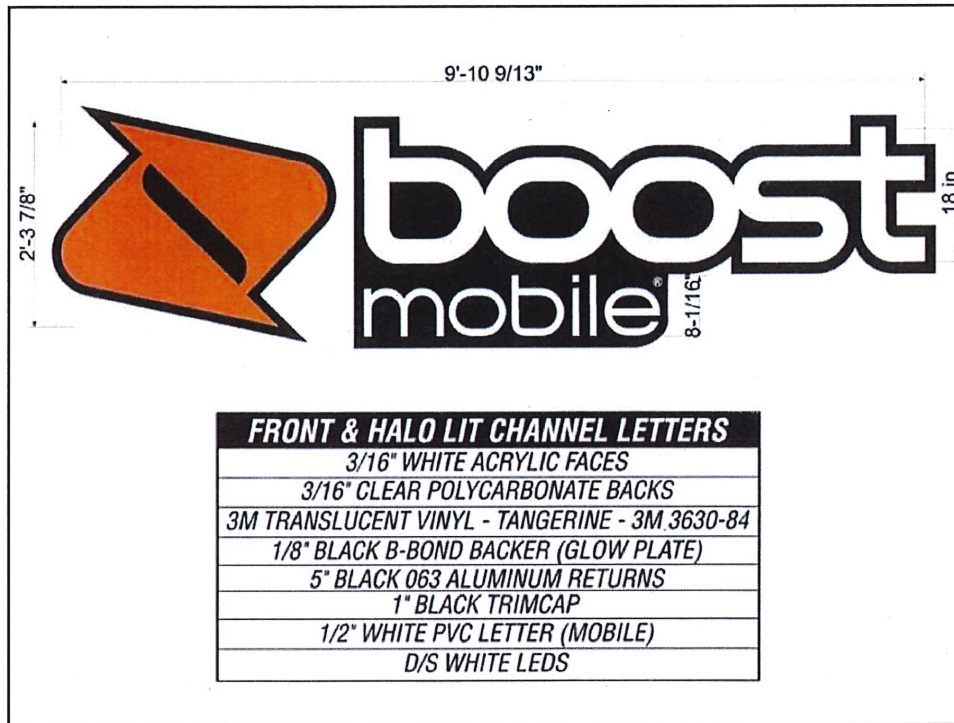


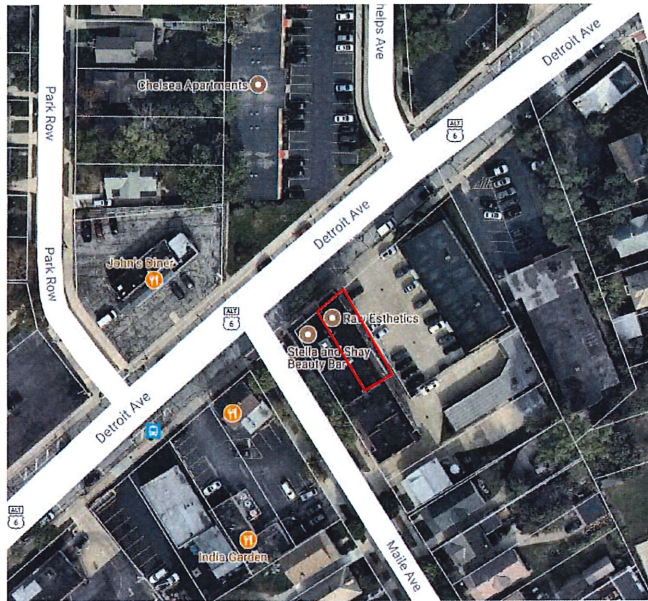




**14811 Detroit Ave
Boost Mobile**





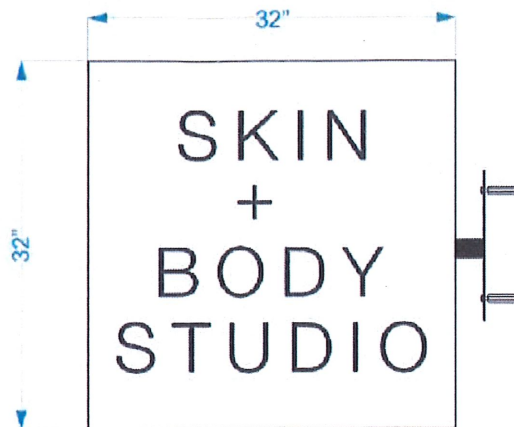
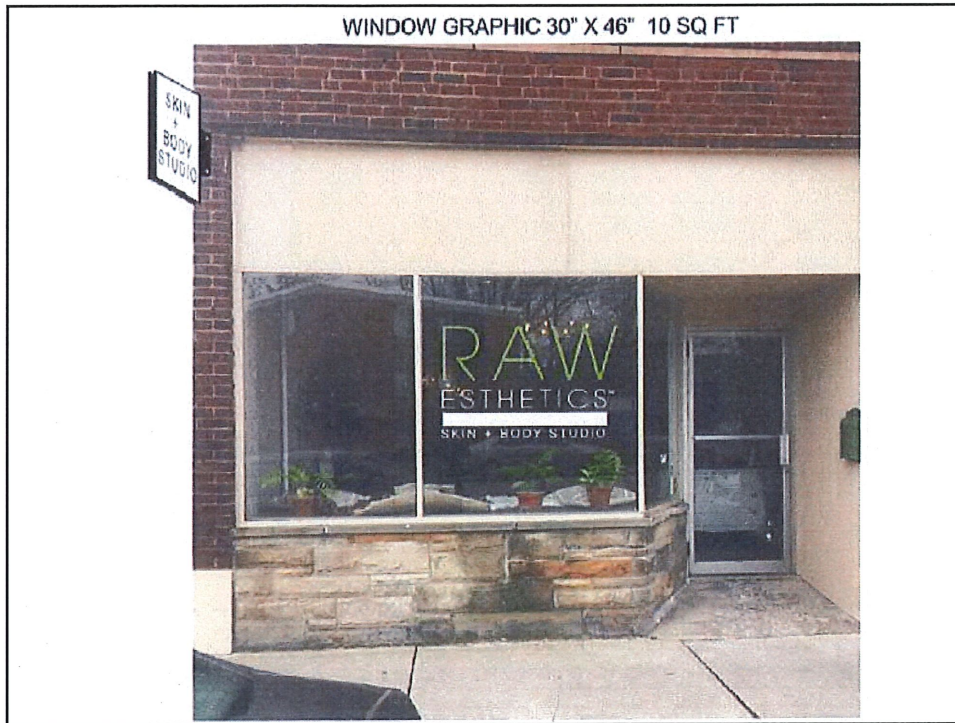


**18251 Detroit Avenue
Raw Esthetics**



**18251 Detroit Avenue
Raw Esthetics**

WINDOW GRAPHIC 30" X 46" 10 SQ FT



7 SQ. FT. X 2 = 14 SQ. FT.

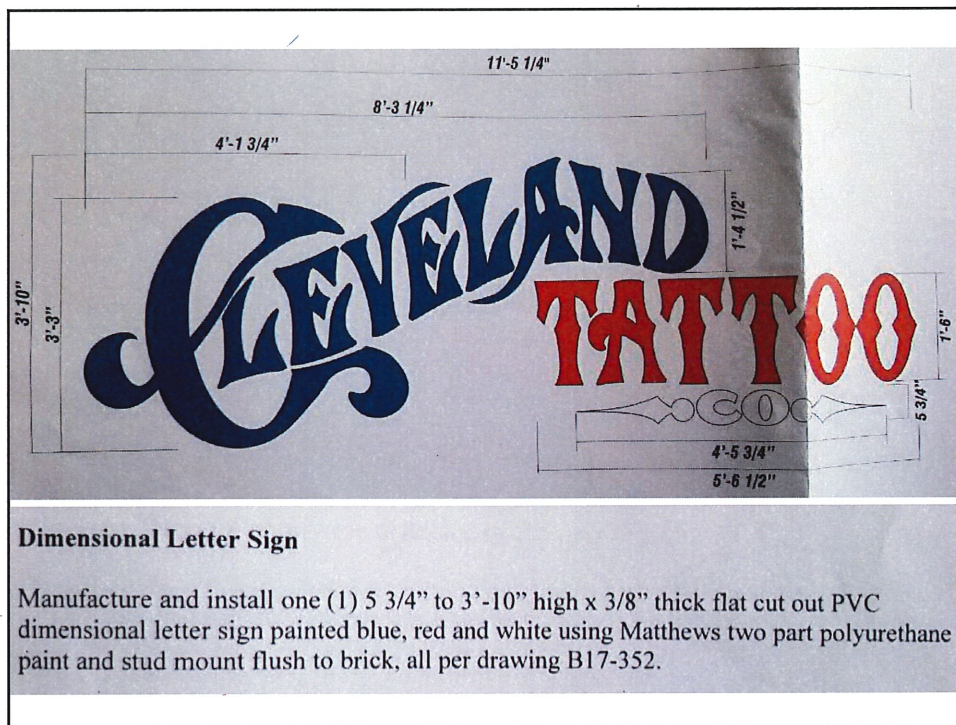
1 3/4" Total Thickness

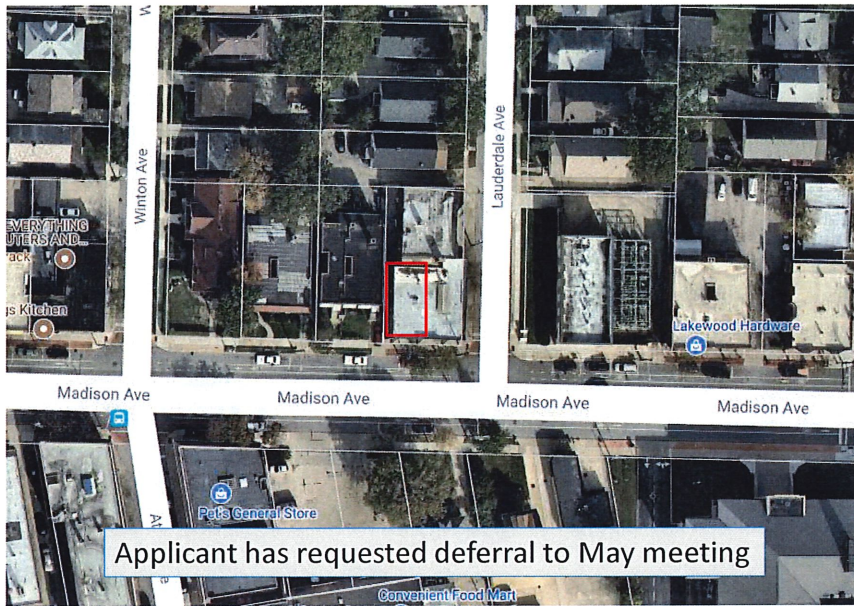


**13427 Madison Ave
Cleveland Tattoo Company**



**13427 Madison Ave
Cleveland Tattoo Company**





16806 Madison Ave
Brewella's